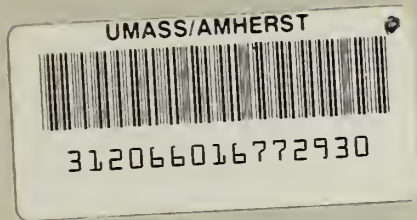


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Massachusetts Court Facility Capital Program August 1992

Supreme Judicial Court
Paul J. Liacos, Chief Justice

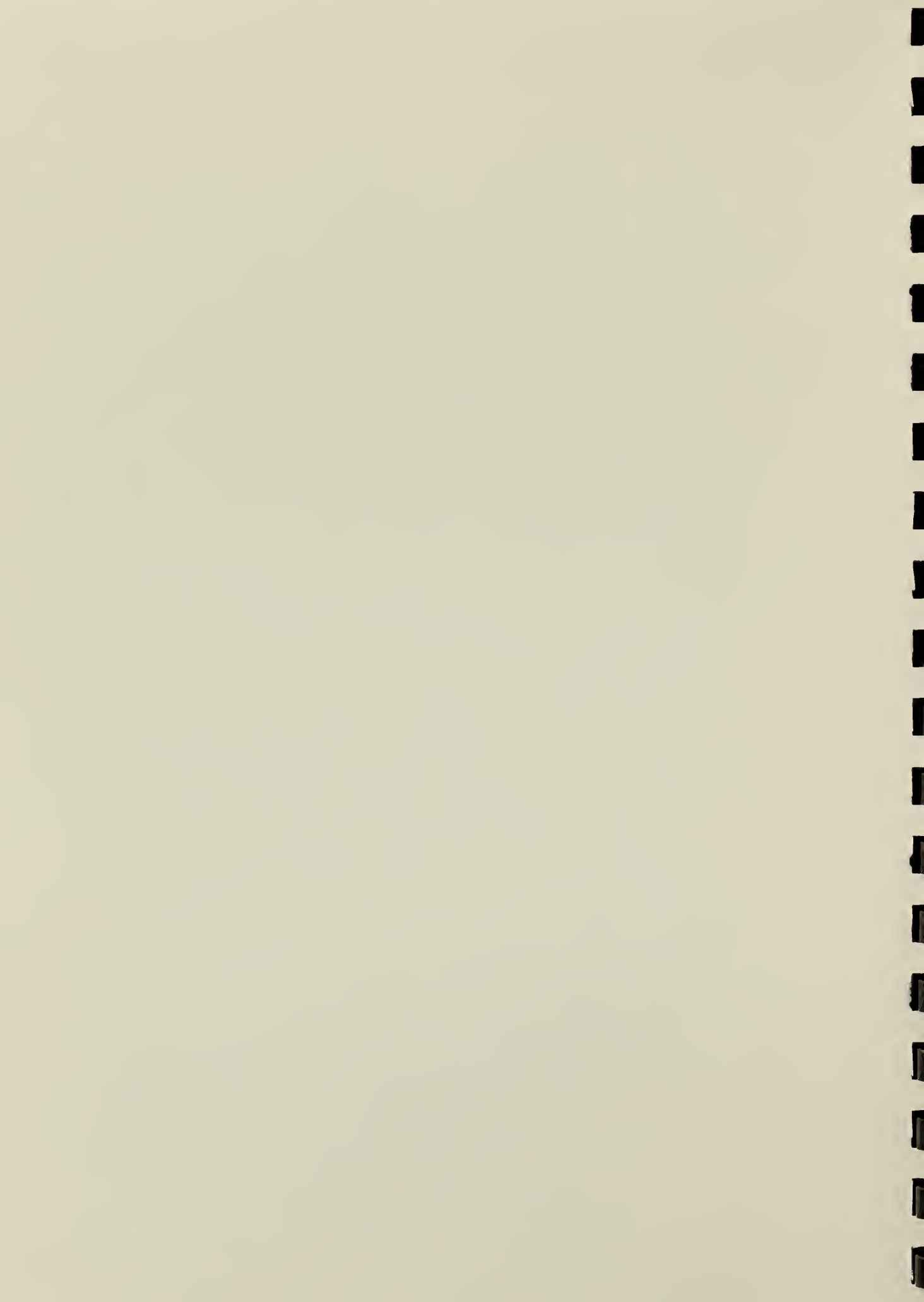
Trial Court
John E. Fenton, Jr., Chief Administrative Justice

Division of Capital Planning and Operations
Kevin M. Smith, Commissioner

Court Facilities Unit
John Stainton, Director

(Third Edition)

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Massachusetts
Court Facility Capital Program
August 1992

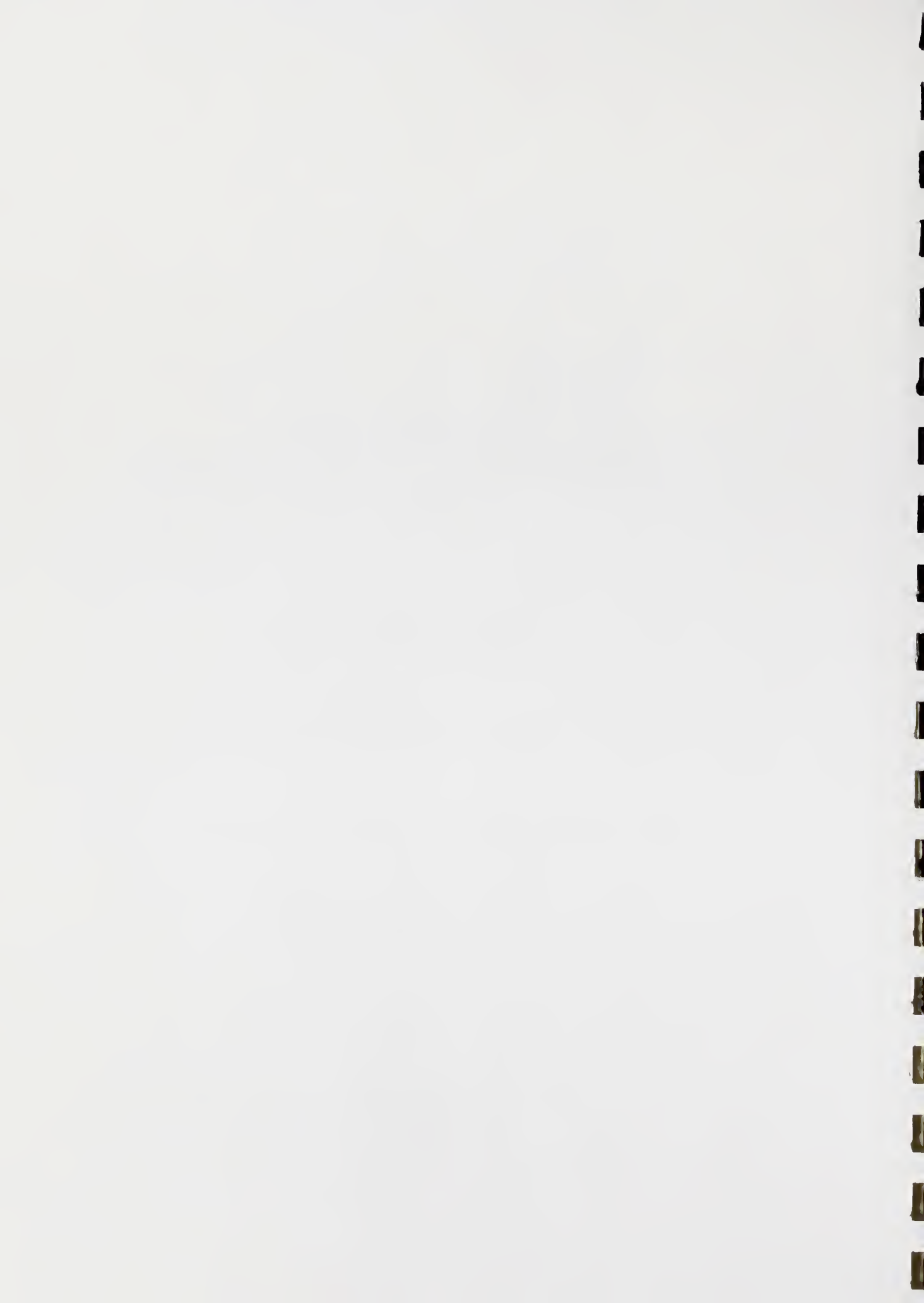
Supreme Judicial Court
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John Stainton, Director

(Third Edition)



Preface to the Court Facility Capital Program

August, 1992

This report, the *Court Facility Capital Program*, describes a capital improvement program for existing or newly constructed court facilities owned by Commonwealth. The *Capital Program* has been developed and then updated by assessing the conditions of the state owned courts and by identifying the most deteriorated and inadequate courts in the Commonwealth.

This is the third edition of the *Capital Program*. The first was prepared in 1990 as a set of recommendations and was then revised and updated in 1991 and 1992.

Not only have building conditions been studied in determining where to spend capital funds, but also court case loads and jurisdictions. A study of District Court jurisdictions completed in 1990 identified where expansions to existing courts would not be required if administrative and legislative actions occurred to consolidate courts and shift jurisdictional lines to make better use of existing facilities. The *Capital Program* allocates funds in consideration of these findings.

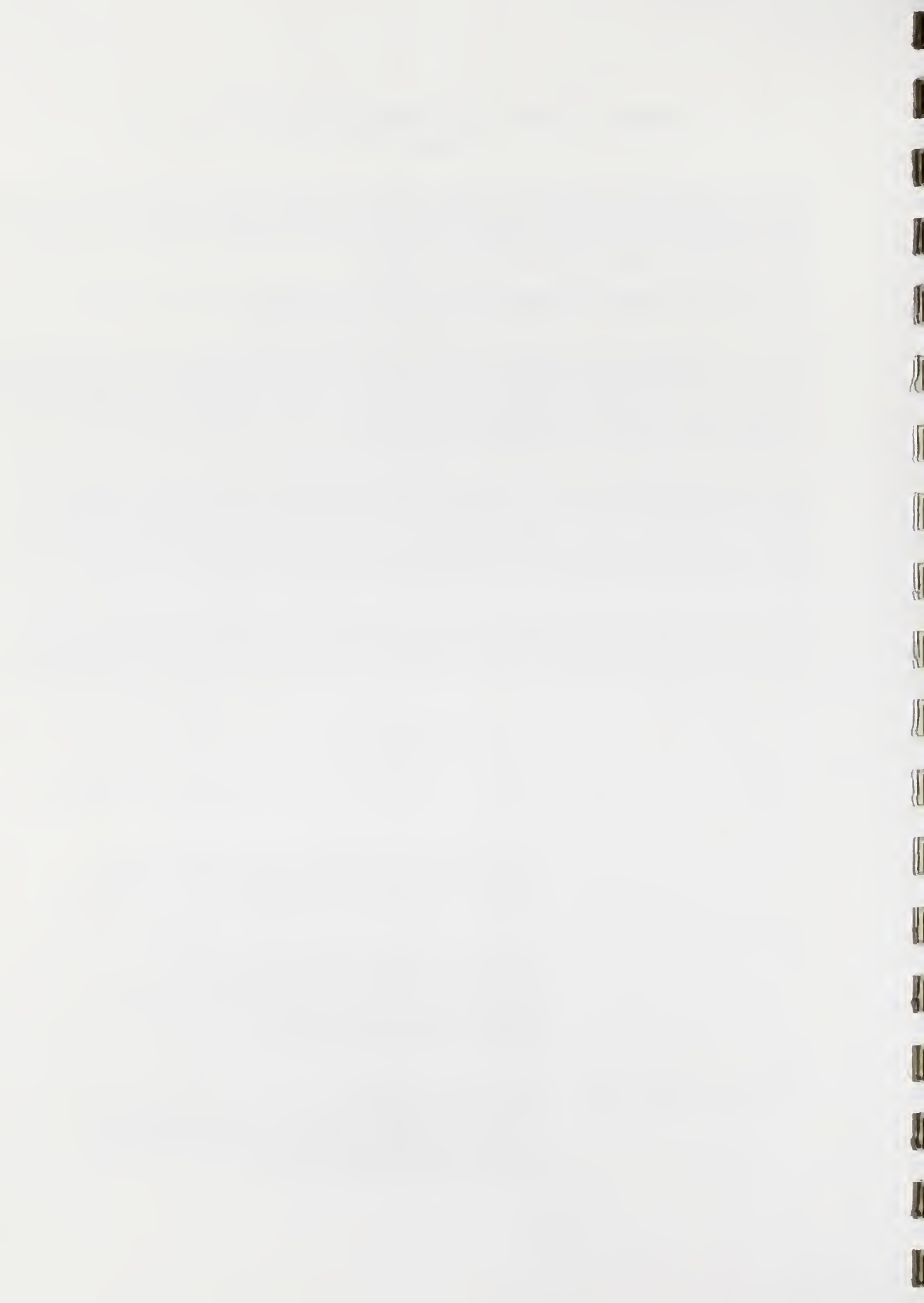
The *Capital Program* has been prepared in participation with representatives of the Trial Court, the Supreme Judicial Court and the Court Facilities Unit of the Division of Capital Planning and Operations (DCPO). The Courts set priorities and work with DCPO to begin the study or design for repairs and major projects. DCPO works closely with representatives from the Trial Court and the local courts in developing plans for capital improvements. All studies and designs are approved by the Trial Court prior to the commitment of construction dollars.

In addition to outlining specific project proposals, the report also provides in the Appendix a variety of updated information on the Commonwealth's court buildings and case loads. This year the Appendix has been expanded to include an analysis of the bid and total project costs of some of the completed projects.

Acknowledgements

The following individuals have contributed substantially to the development of the Court Capital Program:

Supreme Judicial Court	Chief Justice Paul J. Liacos Justice Neil L. Lynch, Chair, Court Facilities Council Maria Mossaides, Executive Secretary Edward M. Tumavicus, Legal Counsel to the Chief Justice
Trial Court	Chief Administrative Justice John E. Fenton, Jr. John Burke, Acting Administrator of Courts Lynne Reed, Executive Secretary of the Land Court Stephen Carroll, Deputy Administrator of Courts Michael Edgerton, General Counsel Margaret Cavanaugh, Administrative Attorney
DCPO Court Facilities Unit	John Stainton, Director Kelly Quinn, Deputy Director of Planning and Operations Robin Riley, Deputy Director of Architectural Services Neil Johnson, Deputy Director of Engineering Services Barbara Benigni Albanese, Planner



Massachusetts Court Facility Capital Program August 1992

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Court Facility Capital Program

Executive Summary

The *Capital Program* outlines a plan to improve each of the state owned courts and build, where needed, new state owned courts to replace obsolete courthouses. The total estimated cost of all projects identified is \$377.2 million and is outlined on page 3. The maps on pages 4 and 5 identify the locations of all major capital projects.

To date, \$38.7 million, or 12% of the authorized funds, has been spent on various completed and ongoing court improvement projects. Four major projects and 36 repair and minor renovation projects have been completed since 1988; these projects are listed on page 6.

The plan proposes to complete the full renovation and, where necessary, expansion of nine existing state owned courts that are overcrowded and cannot meet the demands of the modern court system. Major renovations planned to the state owned courts are:

Brighton District Court	\$ 3,600,000
Dorchester District Court	\$ 11,500,000
Fall River Trial Court (former Durfee School)	\$ 14,800,000
Newton District Court	\$ 2,200,000
Roxbury District Court	\$ 9,700,000
South Boston District Court	\$ 3,900,000
Suffolk County Courthouse	\$ 68,000,000
West Roxbury District Court	\$ 7,900,000
Worcester Courthouse	\$ 43,885,000

The plan also recommends building six new state owned courts to replace county and privately owned courts that are outdated and cannot be renovated or expanded on-site to serve the needs of the public and the Courts:

Chelsea/East Boston Complex	\$ 10,500,000
Lawrence Court Complex	\$ 19,500,000
Plymouth Trial Court Facility	\$ 16,900,000
Northern Berkshire District Court	\$ 3,400,000
Suffolk County Court Facility	\$ 72,000,000
Western Worcester District Court	\$ 6,700,000

The proposed capital investments in Suffolk County and the cities of Worcester, Lawrence and Plymouth courts would significantly improve the operational efficiency of the affected courts and improve service to the public. Final designs are underway or complete on four major projects and program studies are completed on all but the proposed new Northern Berkshire District Court. The status of the planned major court capital projects are listed on page 7.

Projected spending for the funds authorized for court improvements, which will allow for the initiation in fiscal year 1993 of all major projects identified in this report, is as follows:

<u>Fiscal Year</u>	<u>Spending (in millions)</u>
93	\$22
94	\$33
95	\$41
96	\$57
97	\$43
98+	\$96

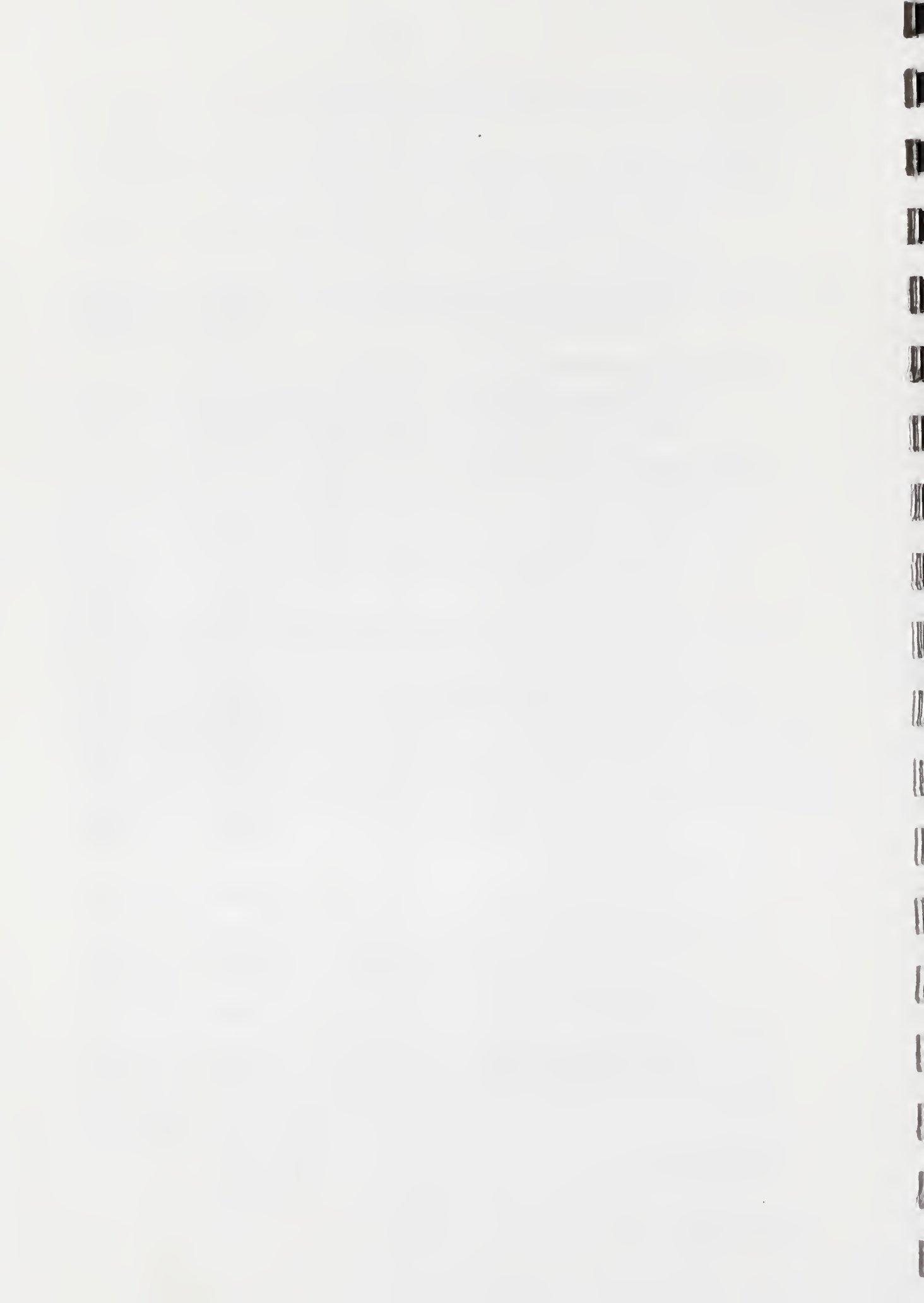
The chart on page 8 shows actual spending for fiscal years 1989-1992 and projected spending for fiscal years 1993-1998 and beyond.

The *Capital Program* does not address all of the repair and functional improvement needs of the 71 courthouses in Massachusetts not owned by the state. County owned courts may become state owned courts in the future and some of these courts have significant repair and renovation needs that are not identified or included in the proposed projects and cost estimates outlined in this report.

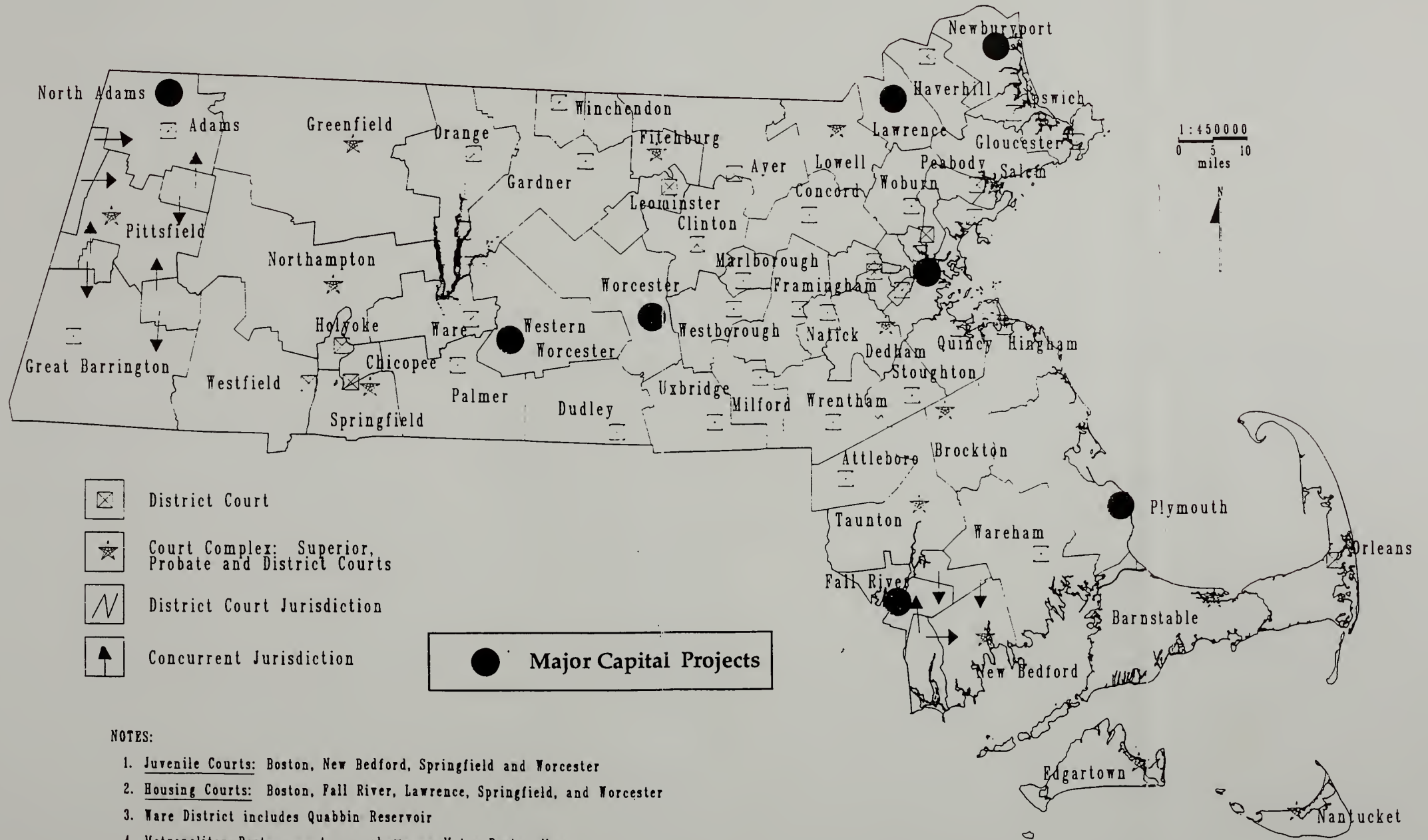
Table i





Court Facility Capital Program

<i>Completed Projects</i>	Total Budget	Under Contract or Spent
<i>Repairs</i>		
State Owned Courts	5,417,600	5,417,600
County Owned Courts	1,000,000	823,165
<i>Major Projects</i>		
East Cambridge Trial Court	3,900,000	3,900,000
Renovation of New Bedford Probate Court	1,200,000	1,200,000
Renovation of Lawrence Superior Court	6,600,000	6,600,000
New Newburyport District Court	11,900,000	11,900,000
<i>Repairs and Minor Renovations</i>		
Approved Repair Projects (FY93 start)	4,176,600	332,660
Future Projects	6,000,000	0
Security and Priority Needs of County Owned Courts	2,000,000	0
<i>Major Capital Projects Planned or Underway</i>		
<i>Metropolitan Boston</i>		
Renovation of Newton	2,200,000	0
Renovate Existing Suffolk County Courthouse		
Systems Improvements	30,000,000	10,300,000
Additional Renovations	68,000,000	215,000
New Suffolk County Court Facility	72,000,000	215,000
Suffolk County District Courts		
• Renovation and Expansion of Brighton	3,600,000	42,500
• New Chelsea/East Boston Complex	10,500,000	45,700
• Renovation and Expansion of Dorchester	11,500,000	27,000
• Renovation of Roxbury	9,700,000	175,500
• Renovation of South Boston	3,900,000	15,450
• Renovation and Expansion of West Roxbury	7,900,000	425,900
<i>Southeastern Massachusetts</i>		
Renovation of Fall River Trial Court (Durfee School)	14,800,000	690,000
New Plymouth Trial Court Facility	16,900,000	47,600
<i>Northeastern Massachusetts</i>		
New Lawrence Court Complex	19,500,000	53,100
<i>Central Massachusetts</i>		
New Western Worcester District Court	6,700,000	641,000
Renovation and Expansion of Worcester Courthouse	43,885,000	117,600
<i>Western Massachusetts</i>		
New Northern Berkshire District Court	3,400,000	0
<i>Administrative Expenses</i>		
DCPO Administrative Expenses	8,754,000	2,855,900
Trial Court Administrative Expenses	2,341,000	493,625
TOTAL	\$377,774,200	\$46,534,300
<i>Funds Authorized</i>	\$330,850,000	
<i>Additional Funds Necessary</i>	\$46,924,200	



Court Facility Capital Program

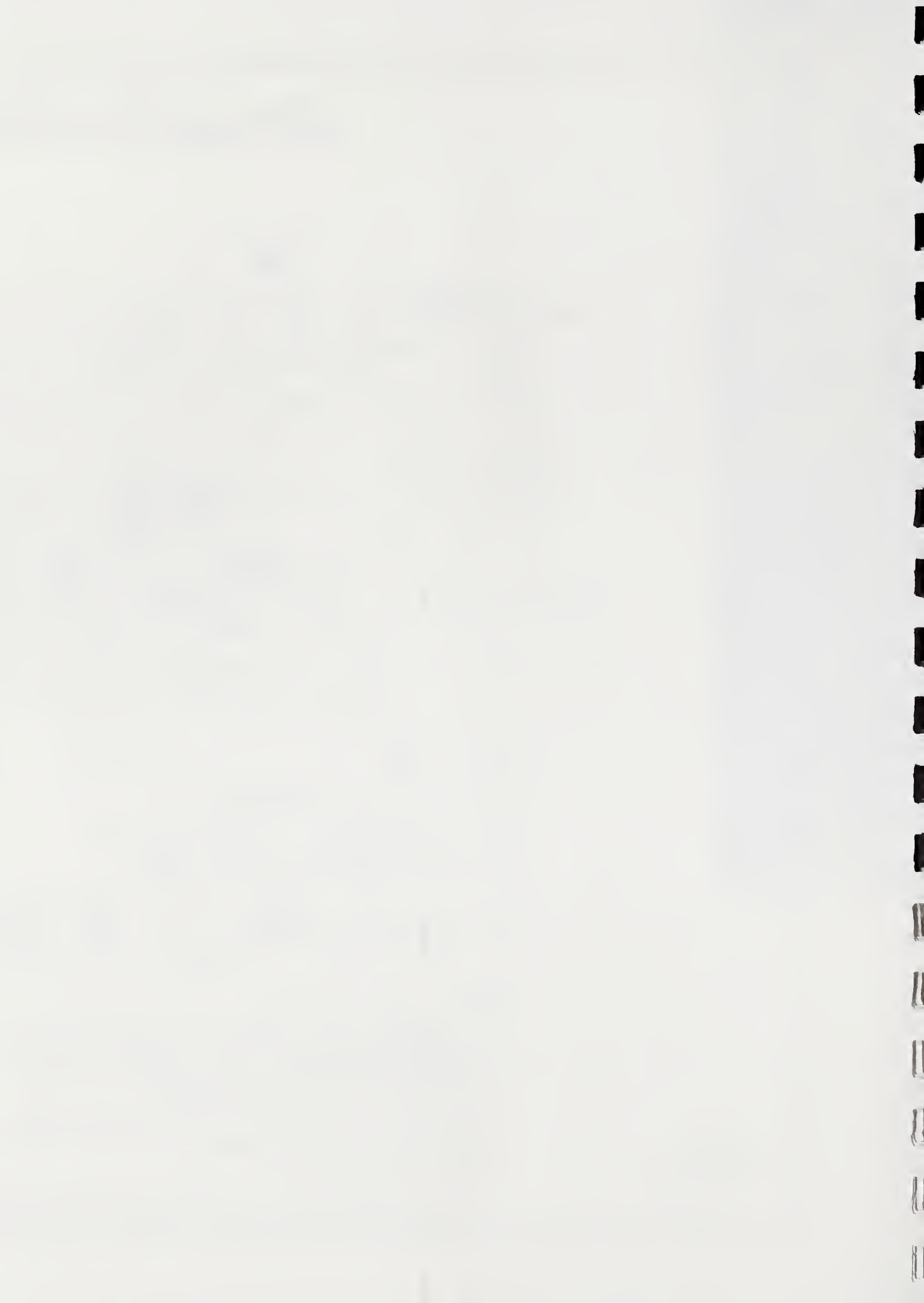


-  District Court
-  Court Complex: Superior, Probate and District Courts
-  District Court Jurisdiction
-  Concurrent Jurisdiction

 Major Capital Projects

- NOTES:
1. Juvenile Courts: Boston, New Bedford, Springfield and Worcester
 2. Housing Courts: Boston, Fall River, Lawrence, Springfield, and Worcester
 3. Ware District includes Quabbin Reservoir
 4. Metropolitan Boston courts are shown on Metro Boston Map
 5. Data sources: DCPO/CFU and *Mass.*
 6. Data collected: 1990







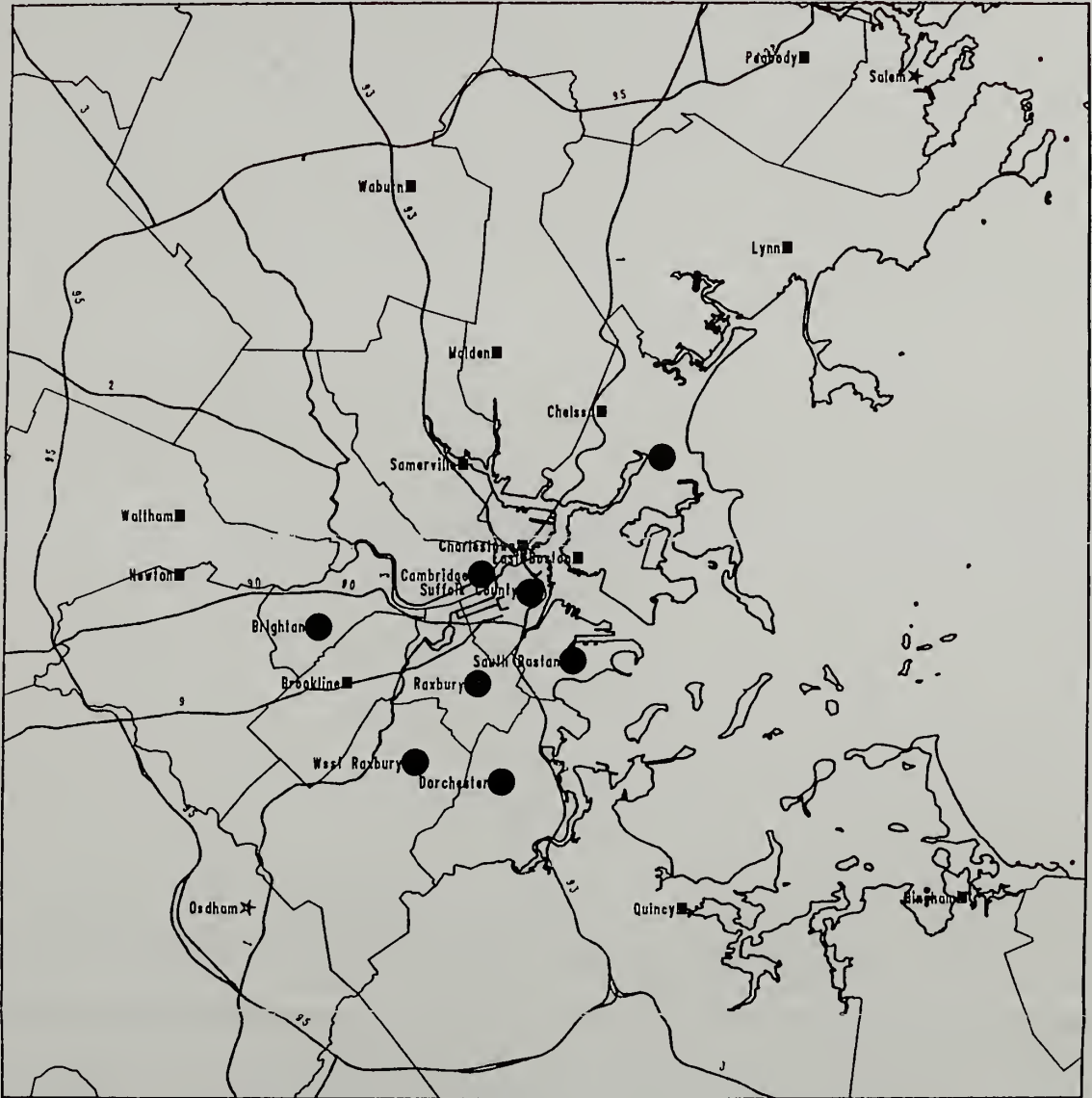


Court Facility Capital Program in the Metropolitan Boston Area

A project undertaken by the DCPO/Court Facilities Unit and DCPO/ORER Research and Evaluation Section to demonstrate the capabilities of *M.A.S.S.*

LEGEND

- | | | | |
|---|--|--|-----------------------------|
|  | District Court |  | District Court Jurisdiction |
|  | Court Complex: Superior, Probate & District Courts |  | Major Highways |



 Major Capital Projects

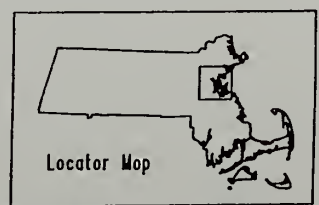


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Source Data: DCPO/CFU and *M.A.S.S.*
Data Collected: 1989

NOTE: Land, Housing and Juvenile Courts located in Suffolk County Courthouse.



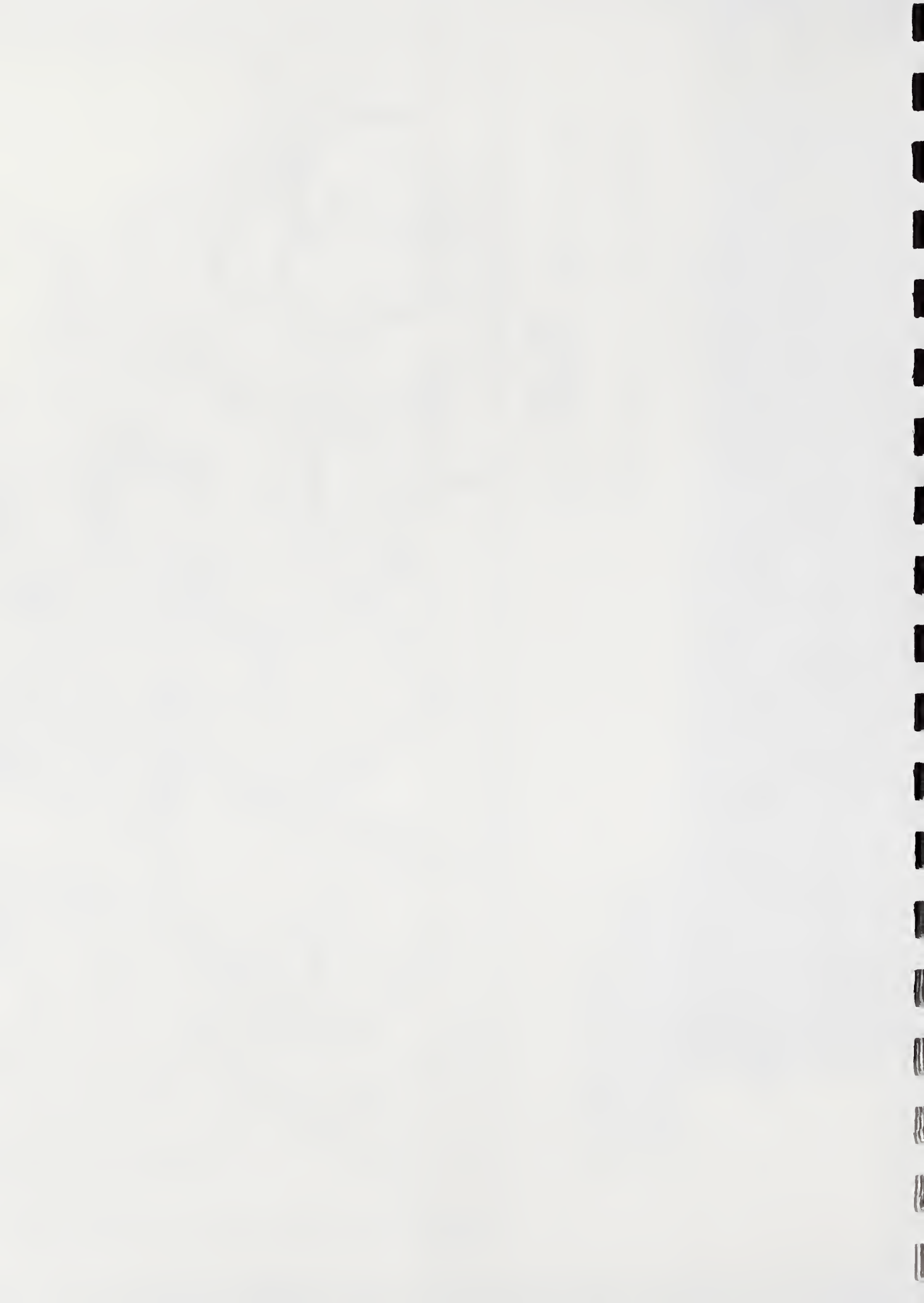


Table ii
Completed Capital Projects

<i>Repairs and</i>	Ayer District Court Roof Replacement	\$81,500
<i>Minor Renovations</i>	Brighton, Roxbury, & W. Roxbury Exterior Repairs	\$742,370
	Brockton Superior Court Holding Cells (County)	\$189,090
	Dedham Superior Court New Courtroom (County)	\$213,000
	Durfee School Emergency Repairs	\$3,200
	Durfee School Roof Repair	\$82,000
	Framingham Site Work	\$74,500
	Haverhill District Courts Holding Cells (County)	\$145,266
	Lawrence District Court Holding Cells (County)	\$275,809
	Lowell District Court Electrical Upgrade	\$124,200
	Roxbury District Court Waterproofing Electrical Room	\$79,000
	Somerville HVAC Improvements	\$250,600
	South Boston District Court Canopy Entranceways	\$4,880
	South Boston District Court Detainee Entrance	\$30,500
	South Boston District Court Exterior Facade	\$377,420
	South Boston District Court Roof Replacement	\$83,850
	Suffolk County Courthouse AC/DC Power Conversion	\$30,060
	Suffolk County Courthouse Appeals Court Renovation	\$339,020
	Suffolk County Courthouse Boston Juvenile Court	\$223,950
	Suffolk County Courthouse Elevators	\$2,137,500
	Suffolk County Courthouse Fire Damaged Windows	\$47,000
	Suffolk County Courthouse Secretarial Pool Renovations	\$112,000
	Suffolk County Courthouse Stairway Leak	\$98,050
	Asbestos Removal:	\$496,000
	Ayer District Court	
	Brighton District Court	
	Charlestown District Court	
	Dedham Probate Court	
	East Boston District Court	
	Marlborough District Court	
	Somerville District Court	
	South Boston District Court	
	Suffolk County Courthouse Elevator Shafts	
	Suffolk County Courthouse Heating Plant	
	Suffolk County Courthouse Old & New Buildings	
	Waltham District Court	
	Western Worcester District Court	
	Subtotal:	\$6,240,765
<i>Major Projects</i>	East Cambridge Trial Court	3,900,000
	Renovation of New Bedford Probate Court	1,200,000
	Renovation of Lawrence Superior Court	6,600,000
	New Newburyport District Court	11,900,000
	Subtotal:	\$23,600,000
	TOTAL Expended on Completed Projects:	\$29,840,765

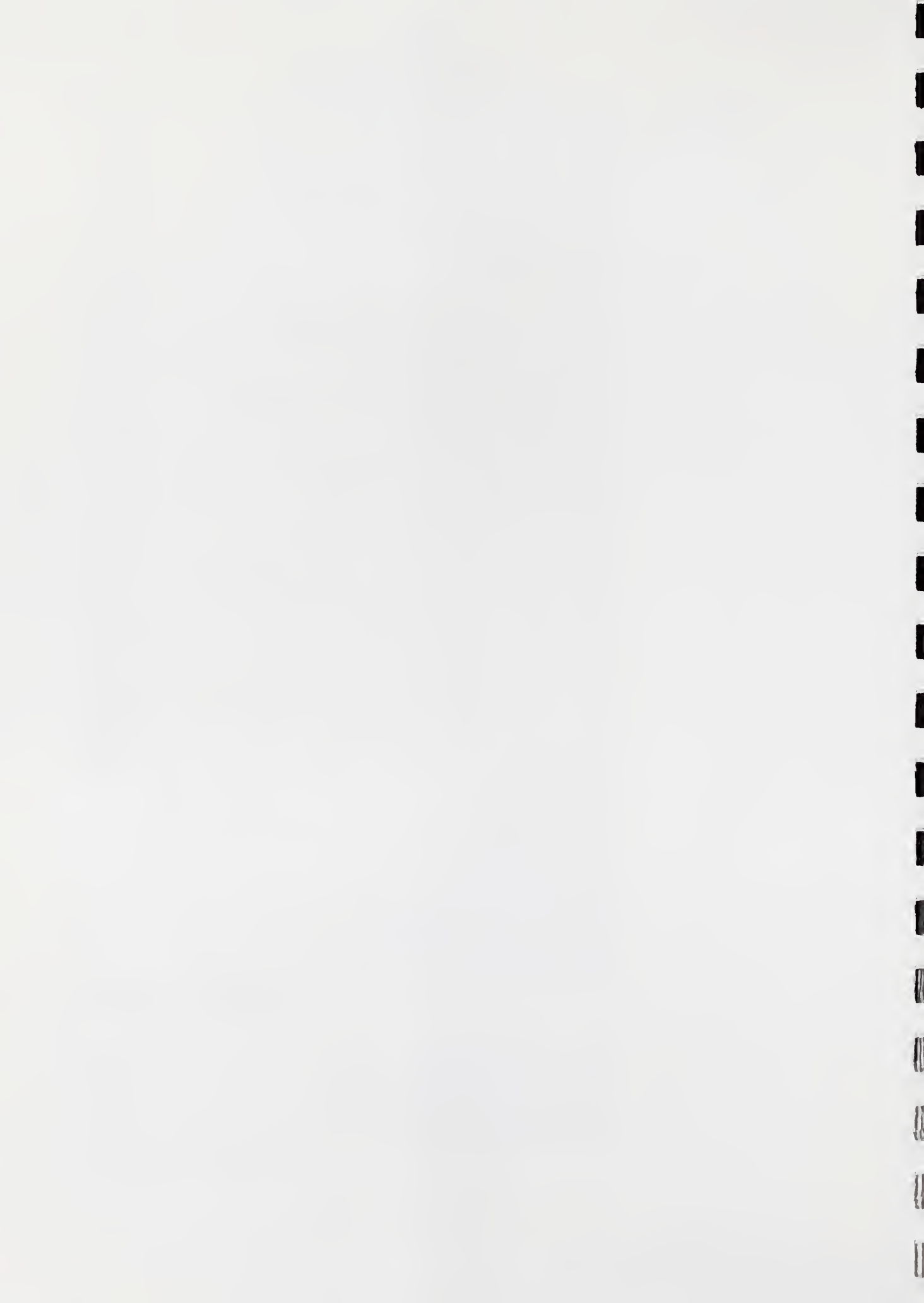
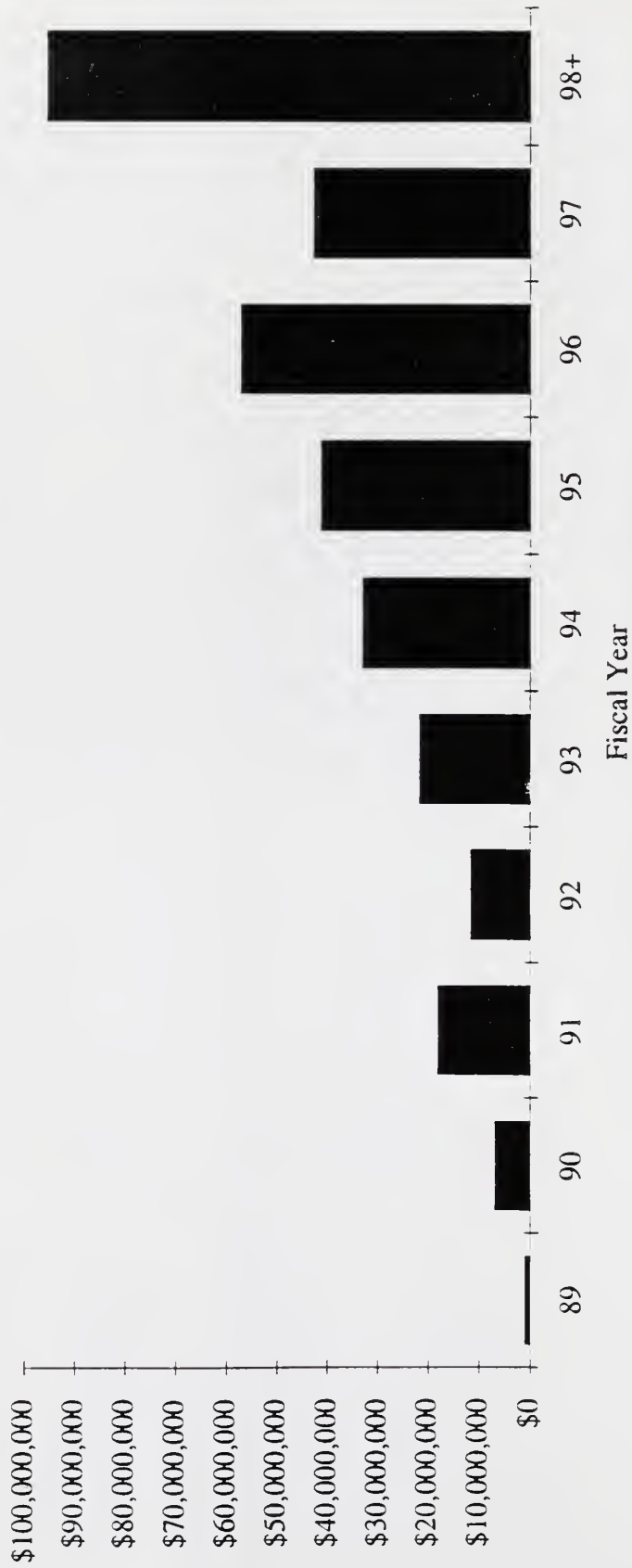


Table iii
Status of Major Court Capital Projects

Court	Purpose	Status	Total Project Cost
<i>Construction Projects</i>			
SCCH Fire Protection	Renovation	Construction underway	7,700,000
West Roxbury	Renovation/Expansion	Construction to begin 9/92	7,619,000
Roxbury	Renovation/Expansion	Under design (completion 8/92)	9,700,000
Western Worcester	New Facility	Ready to Bid; Construction begin 4/93	6,700,000
SCCH Exterior Envelope	Renovation	Construction to begin 1/93	8,500,000
Fall River Trial Court (Durfee)	Renovation for Court Use	Construction to begin 12/92	14,800,000
<i>Design Projects</i>			
SCCH Electrical Phase II	Renovation	Final design underway	9,700,000
SCCH Heating System	Renovation	Final design underway	1,200,000
Dorchester	Renovation/Expansion	Design start 11/92	11,500,000
Lawrence	New Court Complex	Design start pending land acquisition	19,500,000
SCCH Old & New Buildings	Renovation, New Construction	Study complete	140,000,000
Brighton	Comprehensive Renovations	Design start 9/92	3,600,000
East Boston/Chelsea	Consolidation/New Facility	Design start pending land acquisition	10,500,000
South Boston	Comprehensive Renovations	Design start 11/92	3,900,000
Newton	Renovation	Design start 11/92	2,221,000
Downtown Worcester	Renovation/New Facility	Study complete	43,890,000
Northern Berkshire	New Facility	Study complete	3,400,000
Plymouth	New Facility	Study complete	16,925,000
TOTAL:			\$321,355,000

Graph i
Courts Capital Spending
FY1989-1992 Actual and FY1993-1998+ Projected



Introduction

Chapter 203 was passed by the Legislature in 1988 to provide capital funds for state owned court improvements and transfer to the Commonwealth some of the most poorly maintained, overcrowded and obsolete court buildings. Inadequate maintenance and lack of investment in these courthouses has often resulted in deplorable working conditions and inefficient operations which poorly serve the courts and the public. The mandate of Chapter 203 is to correct these conditions and give the citizens of Massachusetts dignified and efficient court facilities.

In accordance with Chapter 203, the Trial Court and the Division of Capital Planning and Operations (DCPO) Court Facilities Unit studied the long range capital needs of the judiciary to develop a capital program for the expenditure of available appropriations for the improvement of court buildings throughout the Commonwealth.

Chief Justice Paul J. Liacos, Chief Administrative Justice John E. Fenton, Jr., the Administrative Justices of each Trial Court Department, many judges and court staff and staff of the DCPO Court Facilities Unit have worked together to develop the capital program.

Information on building conditions, court case loads, geographical jurisdiction and population is assembled and analyzed each year to identify the critical life safety repair and renovation needs and the type and level of investment required to relieve over crowding and improve the functioning of the most deteriorated and inadequate courts.

Visits have been made to virtually all of the 96 court buildings throughout the state to observe building conditions and the relative building capacity of adjacent courts. A study of case loads and court jurisdictions of the district courts was completed in 1990 that identified courts with excess building capacity and the potential for improved utilization of these buildings through administrative and legislative actions.

The *Capital Program* describes projects that, when completed, will correct the priority and code related deficiencies of existing state owned courts, expand state owned courts that are not large enough to meet modern case loads, and build new courts to consolidate existing courts or replace obsolete buildings, including courts that are in state owned, county owned or privately leased facilities.

Legislative Mandate

The long range plan required by Chapter 203 instructs the Trial Court and the DCPO Court Facilities Unit to evaluate not only the capital needs of state owned courts, for which Chapter 203 funds were appropriated, but the need for new courts and the needs of courts that are in leased space.

Section 22 of Chapter 203 states that DCPO and the Trial Court:

"shall develop a long range plan for the construction, renovation and repair of court facilities owned by the Commonwealth...and new facilities, to be owned by the Commonwealth, necessary to meet the space needs of the judicial branch, including judicial districts which are currently inadequately housed in privately owned structures."

Section 22 also states that the plan shall take into account any capital expenditures previously authorized, and include a detailed analysis of the use of state owned court facilities and of any court facility owned by an adjacent county, city or town. The plan should study, for each court

department, the geographical jurisdiction and its population in addition to the past and projected civil and criminal case loads.

Section 22 states that the plan shall also include:

"an evaluation of the advisability of altering judicial districts or realigning jurisdictions in order to make more efficient use of court facilities."

Chapter 203 further directs DCPO and the Trial Court to:

"study the feasibility of transferring from a state agency to the Trial Court the use of and responsibility for... buildings owned by the Commonwealth, but not currently used by the Trial Court."

In preparing the annual *Capital Program*, the Trial Court and DCPO have followed the guidelines established in Section 22 of Chapter 203. The study of court jurisdictions completed in 1990 continues to be of use in shaping the capital plan for the judiciary. Some capital projects proposed in the first of these documents issued in 1990, *Court Facility Improvement Recommendations*, have not been included in subsequent years based on the knowledge gained from a comprehensive analysis of relative building capacity, case load and court jurisdictions. See Appendix A for a summary of the most significant events and activities related to developing the long range capital plan for the courts.

If additional courts are transferred to the state under the provisions of Chapter 203, the priorities and projects described herein will need to be expanded to include priority and code related repairs for these courts. *Additional authorizations will be required to cover their repair needs in 1998 and beyond.*

The Court Facilities of Massachusetts

The Trial Court operates its 121 courts in 96 buildings throughout the Commonwealth (see Appendix B: Massachusetts Court Facility Characteristics). In total, these facilities occupy approximately three million square feet of space.

Counties are the Trial Court's largest landlord, owning 59 court buildings. The Commonwealth owns 25 existing courthouses, including the ten Suffolk County courts, the Lawrence Superior Court transferred to the State under Chapter 203, and the ten Middlesex County Courts that became state-owned on July 1, 1990. Prior to the passage of Chapter 203, the state had acquired the former Third District Courts in New Bedford and Cambridge and the Durfee School in Fall River. The new Newburyport District Court, which began operating in April, 1991, is the Commonwealth's twenty-fifth courthouse and the first courthouse to be constructed under the provisions of Chapter 203.

Seven courts are owned by a city or town, while six court buildings are leased to the Trial Court from private owners.

The Trial Court had an FY 1992 appropriation of approximately \$23.9 million to lease county, city, town, or privately owned buildings. Private leases exist for four departmental administrative offices and for six courts that cannot be accommodated in a publicly owned court. Private court leases represent approximately 13% of the Trial Court's leasing budget. Some of these leases were renegotiated favorably for the Trial Court, resulting in 10% savings from last fiscal year. Information on privately leased court space can be found in Table I on page 11.

Table I

Private Court Leases

Total SQ FT and Annual Costs	174,559	\$3,222,744
Av. Cost per Square Foot	\$15.37	
		<i>Av. Cost/ SF by type</i>
Full Courts	6	\$11.54
Support Space for Existing Court	6	\$15.53
Department Admin Office	4	\$20.88
Total	16	

Lease (1)	Use	SQ FT	\$/SF	\$/YR	Expires	Capital Project (3)
<i>Trial Court</i>						
1. OCAJ Central Offices	Admin	41,484	24.03	996,861	Sep-93	Study
2. Jury Commissioner	Admin	8,800	20.93	184,160	Aug-95	Study
<i>District Court</i>						
3. Dorchester	Support	21,100	27.50	580,248	Dec-93	Study
4. Lawrence (2)	Support	18,300	20.82	380,954	Mar-95	Study
5. Quincy	Support	4,608	13.94	64,235	Jul-94	No
6. Orange	Court	9,832	11.50	113,068	Jun-94	No
7. Spencer	Court	6,200	14.00	86,800	at Will	Design
8. S. Berkshire/Gt.Barrington	Court	12,619	8.32	104,996	Sep-93	No
9. Westfield	Court	17,214	13.50	232,452	at Will	No
10. Winchendon	Court	3,861	8.87	34,247	Oct-94	No
11. Admin Offices/Salem	Admin	3,917	14.93	58,500	Mar-93	No
<i>Probate & Family</i>						
12. Court Clinic	Support	1,016	9.45	9,600	Dec-93	No
<i>Superior Court</i>						
13. Dedham	Support	5,864	13.82	81,030	Aug-95	No
14. Salem	Support	3,264	7.66	24,996	Jun-92	No
<i>Juvenile Court</i>						
15. Admin Offices	Admin	5,280	23.62	124,691	1995	Study
16. Worcester	Court	11,200	13.03	145,907	1995	Study

NOTES:

1. Source: D.C.P.O. Office of Lease Management
2. The 18,300 SF in Lawrence includes space for the District and Housing Courts and the Law Library.
3. "Capital Project" indicates a DCPO study, design, or construction project is underway or will begin July 1, 1992 to replace the lease with state owned court space. The studies and design projects listed above are all completed.

File: 3/92 Leasing Information

Building Conditions

Poor conditions seriously limit the Trial Court's ability to provide for the judicial needs of the Commonwealth. Overcrowded courts create excessively cramped working conditions; in some cases, courts are required to lease additional space to accommodate all required court operations.

Extensive repairs, renovations and, in some cases, replacement of court buildings are required if the often abysmal conditions at existing courts are to be significantly improved. Poor and overcrowded conditions can be described by one or more of the following:

1. *Deferred maintenance*: A lack of available operating and repair funds in many counties has often resulted in many courts being inadequately maintained. Trial Court staff have been required to operate in buildings with leaky roofs and crumbling exteriors, matched by dingy interiors with falling plaster and peeling paint.
2. *Life safety*: Buildings often do not meet the State Life Safety Code. For example, some buildings may have inadequate fire alarm systems, deficient egresses, limited or missing security systems, or asbestos-covered pipes. Many are also inaccessible to the physically challenged.
3. *Obsolete building systems*: Heating systems are often obsolete, inefficient and hard to regulate. Other buildings have limited or nonexistent air conditioning and electrical systems that cannot accommodate much needed improvements in lighting and new computers.
4. *Lack of space*: Over a period of many years, increases in court staff, required to meet the changing needs of the Trial Court, have created severe overcrowding at many locations and adversely affected operations. The clerk and probation offices are often occupied by double or triple the number of staff for which the space was designed.
5. *Poor Design*: In some instances, the original design of court buildings does not meet even minimal operational requirements; some courts function without proper holding cells, conference rooms and jury facilities and have a circulation system that mixes the public with defendants and judges.
6. *Leased facilities*: Expansion of the court workload has, in some cases, required the use of temporary leased space in order for the court to operate. Some courts that have needed to lease additional space include: Dorchester, Quincy and Lawrence District Courts and the Suffolk County Courthouse. In other instances, entire courts are located in leased buildings, as in the case of the Westfield and Spencer District Courts and the Worcester Juvenile Court. In many instances, the space is poorly designed for court use and relatively expensive to lease.

Court Jurisdictions

In addition to the condition of a court building, the geographical jurisdiction and associated case load of a court determines whether a building is suitable, or needed, for continued use.

Court jurisdictions vary by court department and are summarized below:

- Three courts have a state wide jurisdiction: the Supreme Judicial Court, the Appeals Court and the Land Court. These courts are located in the Suffolk County Courthouse.
- The jurisdictions of the fourteen Superior and Probate and Family Court Divisions are county based. The more populous counties have these courts located in more than one facility.

Court Jurisdictions, continued

- The Juvenile Court has four divisions. The jurisdictions of the Worcester and Springfield Courts roughly coincide with District Court jurisdictions. The jurisdiction of the Bristol Juvenile Court is Bristol County. The jurisdiction of the Boston Juvenile Court varies by case type and is as small as the jurisdiction of the Boston Municipal Court and is as large as Suffolk County.
- The Housing Court has five divisions. The Boston, Northeast, Southeast, Worcester and Springfield jurisdictions vary from including an entire county to only a portion of a county.
- The jurisdictions of the District Courts and the Boston Municipal Court are determined by the legislature and vary considerably. These are discussed below in more detail.

In accordance with Chapter 203, Section 22, DCPO completed in 1990 a study of the court jurisdictions of the District Courts and the Boston Municipal Court. The study's major findings are summarized below:

- Many court jurisdictions and buildings were established many years ago, before there was widespread use of the automobile. A 1937 map of District and Boston Municipal Court jurisdictions includes 24 court locations or sittings that have since been discontinued. These include sittings in Provincetown on Cape Cod, Methuen (adjacent to Lowell), Webster, Southbridge (adjacent to Dudley) and Williamstown (adjacent to North Adams).
- Some overcrowded courts, or small courts, are located very close to other court buildings that have adequate building capacity. Two examples of this are:
 - **Winchendon District Court**, which is the Commonwealth's smallest court and is located in privately leased space 11 miles from the Gardner District Court. The court serves only the town of Winchendon (population of approximately 8,300) and has three full time staff.
 - **Framingham District Court**, which is located 12 miles from the Marlborough District Court. Marlborough has a building capacity equal to Framingham's, but approximately one-third of Framingham's case load. Framingham is a busy jury court that requires additional space to function properly. Marlborough has additional capacity for both jury and bench trials.
- Administrative changes to court jurisdictions, such as shifting jury sessions to adjacent courts, can greatly improve how court buildings are used.
- Legislative and Administrative changes to District Court jurisdictions can eliminate the need to expand or replace some District Courts. Capital funds needed to expand or replace these courts is estimated to be \$45 million.
- Changes to jurisdictions can increase the utilization of courts, such as the Marlborough, Palmer and Cambridge District Courts. Operating savings, in leasing and staff costs, can also be realized by closing courts.

Existing Authorizations for the Improvement of Court Facilities

A total of \$330.85 million has been authorized by the Legislature for court improvements since 1980, as shown below in Table II. These funds include \$1 million authorized in 1986 for repairs to county owned courts, but exclude funds bonded by counties for county funded construction. (See Appendix A for additional information on court capital authorizations.)

Two major authorized support the improvement of court facilities owned or constructed by the Commonwealth:

- Chapter 203, passed in 1988, authorized \$300 million and is being used to fund repairs and renovations to state owned courts and for construction of new court buildings throughout the Commonwealth. These funds expire in 1998.
- Chapter 199, passed in 1987, authorized \$25 million and has been used to fund the construction of the new Newburyport District Courthouse, as well as the renovations of the former Third District Court in New Bedford and the former Third District Court in Cambridge. It has also funded various studies and designs for improvements to state court buildings. These funds expire at the end of fiscal year 1993. Necessary steps will be taken to extend the appropriation.

Table II
Funds Available for Court Improvements

<u>Chapter and Purposed</u>	<u>Authorization</u>	<u>Spent/Committed</u>
Ch. 203 of 1988: State owned Courts	\$ 300,000,000	22,984,000
Ch. 199 of 1987: State owned Courts	25,000,000	17,700,000
Ch. 199 of 1987: Study of Durfee School for Court Use	100,000	100,000
Ch. 206 of 1986: Repairs to County owned Courts	1,000,000	1,000,000
Ch. 206 of 1986: Former Third District Court, Cambridge	1,500,000	1,500,000
Ch. 723 of 1983: Lawrence Superior Court	750,000	750,000
Ch. 723 of 1983: Newburyport District Court	1,000,000	1,000,000
Ch. 578 of 1980: Former Third District Court, Cambridge	<u>1,500,000</u>	<u>1,500,000</u>
TOTAL	\$ 330,850,000	\$46,534,000

Funds Spent for the Improvement of Court Facilities

To date, \$38.7 million of the funds identified in Table II have been spent on court improvements, including all of the 1980, 1983 and 1986 capital appropriations. All ongoing and future improvements in the *Capital Program* will be funded by the large 1987 and 1988 appropriations.

Most of the \$38.7 million has been spent on the following court projects:

- Miscellaneous repairs to courts, described on page 6;
- Completed Major Projects: Renovation of the East Cambridge Trial Court, Renovation of the Old Third District Court in New Bedford for the Probate Court, Construction of the new Newburyport District Court and Renovation of the Lawrence Superior Court. Those projects are described starting on page 18; and
- Final Design for various major projects, including the renovation of the Durfee School in Fall River, the new court for Western Worcester and the renovation and expansion of the West Roxbury District Court.

See page 6 for the list of completed repair, renovation and new construction projects completed since 1988.

Factors Influencing Priorities and the Rate of Expenditures

Ownership

At the present time, there are no capital funds for the improvement of the 59 county owned courts. Funding for improvements to town and/or city owned courts is not authorized under Chapter 203.

When, and if, locally owned courts are transferred to the Commonwealth, they will bring with them substantial needs for improvement and expansion (for example, replacement of leased space and temporary modular buildings and trailers at Brockton and Quincy District Courts). Once a building is owned by the Commonwealth, its improvements can be funded under Chapter 203. Priorities for capital expenditures will have to be adjusted to take these needs into account.

Some improvements have been made to county owned courts under the \$1 million appropriation in 1986. See page 19 for a description of these improvements and for renovations planned for other priority security and life safety needs in other county owned courts pending an amendment to Chapter 203.

Where conditions warrant it, new state owned courts can be built to replace existing leased or county owned facilities, as in Newburyport and as planned for Western Worcester and Plymouth. This can be done even if all the courts in a county are not transferred to the Commonwealth.

Spending Caps

A second major factor influencing the rate of project completion over the next several years at least, will be the spending caps set by Administration and Finance on the level of capital spending in a given fiscal year for the court system and other branches of government. Design and construction of all of the major projects outlined in the *Capital Program* will begin during the next several years. However, the scope and priority of major projects will need to be continually reevaluated in relation to established funding levels.

The Supreme Judicial Court and the Trial Court, in setting project priorities among the diverse range of needs and within the context of ownership and funding constraints, have continued to direct the DCPO Court Facilities Unit to address the most severe problems related to the health and safety of court employees and the public, the continued maintenance of state owned courts, and

Factors Influencing Priorities and the Rate of Expenditures, continued

projects that improve court operations. Priority will also be given to improving conditions in the busiest courts and, where appropriate, reducing the cost of leasing privately owned space by replacing such space with state owned buildings.

Considerations in establishing priorities include:

1. Severity of the Problem: For obvious reasons, critical Life Safety Code related improvements should not be delayed. Other repairs and major capital improvements must be evaluated based on their relative impact on the operation of each court.
2. Case Load of the Courts: The level of annual cases entering a court is the principal measure of activity examined. The busiest courts should generally take precedence over less active courts in setting priorities for improvements. See Appendix B: Case Load of the Courts, for the case load of each court in Massachusetts.
3. Capacity in Adjacent Courts: As discussed on pages 12-13, DCPO has studied the case load of District Courts in relation to available building capacity. Some overcrowded courts are located adjacent to courts that have relatively small case loads, but similar and/or excess building capacity. Some overcrowded courts can be relieved by shifting case load to the adjacent courts with excess capacity. The *Capital Program* recommends improvements for only those courts that cannot be relieved by either administrative shifts in case load or by legislated shifts in geographical jurisdiction.
4. Private Lease: If a court will continue to be located in a city or town for the next 20 to 30 years or more, the *Capital Program* includes replacement of the leased building with a state owned court. If a court leases private space to augment its existing space, then it is often appropriate to consider expanding the court to include this space. For example, DCPO has under study the Dorchester District Court, which is leasing overflow space at a cost of \$580,000 per year.

Court Facility Capital Program

Below is a detailed description of the Courts Capital Program, which has been organized as follows and summarized in Table III on page 17:

- Completed Projects
- Repairs and Minor Renovations
- Major Capital Projects Planned or Underway
- Administrative Expenses

Budgets for projects not yet designed are preliminary and will be updated as program requirements and design work proceeds. Since last year, design work has been completed on a number of the major projects, and the project budgets for these reflect more accurate information. Budgets include all "soft costs," such as resident engineers, designer's fees and reimburseables, furnishings and equipment, land acquisition, and contingencies.

Until a project is bid and completed, the actual total project cost remains an estimate. Future inflation rates will affect bid prices and are difficult to predict at this time. *Budget figures in this paper are stated in 1992 dollars.*

Table III

Court Facility Capital Program

<i>Completed Projects</i>	Total Budget	Under Contract or Spent
<i>Repairs</i>		
State Owned Courts	5,417,600	5,417,600
County Owned Courts	1,000,000	823,165
<i>Major Projects</i>		
East Cambridge Trial Court	3,900,000	3,900,000
Renovation of New Bedford Probate Court	1,200,000	1,200,000
Renovation of Lawrence Superior Court	6,600,000	6,600,000
New Newburyport District Court	11,900,000	11,900,000
<i>Repairs and Minor Renovations</i>		
Approved Repair Projects (FY93 start)	4,176,600	332,660
Future Projects	6,000,000	0
Security and Priority Needs of County Owned Courts	2,000,000	0
<i>Major Capital Projects Planned or Underway</i>		
<i>Metropolitan Boston</i>		
Renovation of Newton	2,200,000	0
Renovate Existing Suffolk County Courthouse		
Systems Improvements	30,000,000	10,300,000
Additional Renovations	68,000,000	215,000
New Suffolk County Court Facility	72,000,000	215,000
Suffolk County District Courts		
• Renovation and Expansion of Brighton	3,600,000	42,500
• New Chelsea/East Boston Complex	10,500,000	45,700
• Renovation and Expansion of Dorchester	11,500,000	27,000
• Renovation of Roxbury	9,700,000	175,500
• Renovation of South Boston	3,900,000	15,450
• Renovation and Expansion of West Roxbury	7,900,000	425,900
<i>Southeastern Massachusetts</i>		
Renovation of Fall River Trial Court (Durfee School)	14,800,000	690,000
New Plymouth Trial Court Facility	16,900,000	47,600
<i>Northeastern Massachusetts</i>		
New Lawrence Court Complex	19,500,000	53,100
<i>Central Massachusetts</i>		
New Western Worcester District Court	6,700,000	641,000
Renovation and Expansion of Worcester Courthouse	43,885,000	117,600
<i>Western Massachusetts</i>		
New Northern Berkshire District Court	3,400,000	0
<i>Administrative Expenses</i>		
DCPO Administrative Expenses	8,754,000	2,855,900
Trial Court Administrative Expenses	2,341,000	493,625
TOTAL	\$377,774,200	\$46,534,300
<i>Funds Authorized</i>	\$330,850,000	
<i>Additional Funds Necessary</i>	\$46,924,200	

Completed Projects

Completed Repairs and Minor Renovations:

\$6.2 million has been spent since 1988 to repair or complete small scale renovations at courts throughout the state. These projects are listed on page 6 and range from roof and exterior repairs to office renovations.

Completed Major Projects:

Four major projects have been completed since 1988. Below is a description of each facility, the history of the project and the total project costs. More detailed information on project costs is provided in Appendix D: Analysis of Bid and Total Project Costs for Completed Projects.

- **New Bedford Probate Court** (formerly the Old Third District Court)
This state owned building was vacant for a number of years until renovation was completed in 1989. The building is now used by the Probate Court, which moved from the Superior Court building and vacated space for that operation. The building has four civil courtrooms.

\$1.2 million of the total \$2.1 million renovation budget was funded by Chapter 199 of the Acts of 1987.
- **Lawrence Superior Court**
The renovation of the historic courthouse for the Superior and Probate Courts was completed in March, 1992.

The building was originally constructed in 1859 and expanded in 1902. A fire in 1981 and years of neglect had damaged the east wing of the building.

The renovations have completely modernized the building and restored its historic character. The amount of useable space in the building was increased by flooring over two two-story spaces, which allowed for the addition of staff space and one additional courtroom to be constructed.

The total project cost was \$6.6 million.
- **East Cambridge Trial Court** (formerly the Old Third District Court)
Renovations were completed in November, 1991. The building systems were fully modernized and two courtrooms added. All six courtrooms have the capacity for jury trials and the building has detention facilities in the basement. The Courthouse will be used as overflow space for the Suffolk and Middlesex Courts.

The total project cost was \$3.8 million.
- **New Newburyport District Court**
The new court opened in April, 1991 and replaced the Amesbury and Newburyport District Courts, which were both located in town owned Police/Court buildings. Chapter 203 consolidated the courts and provided the funds for the construction of the new building.

The new 56,437 gross square foot courthouse has four jury-equipped courtrooms, detention facilities and 10,000 square feet of records storage space to be used by courts in the Northeast region.

The total project cost, including land acquisition costs, was \$11.9 million.

Repairs and Minor Renovations

Improvements to roofs, windows, and heating and electrical systems will keep existing facilities in operable condition or eliminate code deficiencies.

Many small scale renovations to the existing state owned courts, including the Suffolk County Courthouse, have been completed and another group of projects is ready to start construction in FY 93. These improvements will repair deteriorated roofs and windows, correct life safety code violations and help improve specific operations, such as the jury sessions at the Framingham District Court and the detention functions of the Boston Juvenile Court.

Repairs to Begin in FY 93:

A set of improvements with a total cost of \$4.1 million will begin in FY 1993. On page 20 is a list of all repair and small renovation projects that will begin study, design or construction in FY93.

Future Repairs/Renovations:

\$6 million has been budgeted for this pool for FY 93-98. These funds will allow the continued replacement of roofs, the upgrading of building systems, renovations to meet handicapped access code requirements, and improvements to correct life safety code deficiencies.

Security Improvements and Other Priority Improvements to County Courts:

A pool of \$3 million is established for priority improvements to county owned courts.

In 1986, a \$1 million appropriation for improvements to county owned courts was established. \$823,000 of these funds have been spent to create an additional courtroom at the Dedham Superior Court and to improve the detention areas of the Haverhill and Lawrence District Courts and the Brockton Superior Court. The remainder of these funds have been committed to improve the State Wide Courts Data Center in Cambridge.

Design work has been completed for another \$1.8 million in priority improvements to county owned courts. Legislation amending Chapter 203 to permit up to \$2 million to be spent by the State on priority repairs of county owned courthouses has been filed by the Trial Court. These funds would allow DCPO to proceed into construction on the following projects:

- Greenfield District Court Detention Area;
- Pittsfield District and Superior Court Detention Area;
- Dedham Probate Court Ventilation;
- Taunton District Court Detention Area; and
- Lynn District Court Detention Area.

In addition to these projects, Hampshire County is funding improvements to the Northampton District and Superior Court detention area and roof replacement at the Hall of Records, which houses the Probate and Family Court.

Table IV
**List of Repair and Minor Renovation Projects
to Begin in FY1993**

Project Title	Total Project Cost
Asbestos Abatement: Concord, Lowell, Maiden, Newton, & Woburn District Courts	\$115,000
Study/Design Handicapped Access of Middlesex County District Courts	\$80,000
Framingham Emergency Oil Tank Removal	\$100,000
Handicapped Access at Newburyport District Court	\$115,000
Boston Juvenile Court Detention Renovations	\$286,000
Study/Design of Holding Cell Repairs: Middlesex District Courts	\$150,000
Study/Design of Suffolk County Courthouse Plumbing Improvements	\$800,000
Four Suffolk County Courts Priority Repairs	\$1,321,175
Lowell, Marlborough, & Waltham District Court Renovations	\$522,150
Newton & Framingham District Court Roof Replacements	\$162,000
Malden District Court Roof Replacement	\$108,750
South Boston District Court Window Replacement	\$351,850
Ayer District Court Space Improvements	\$56,000
Cambridge Data Center Renovations (County)	\$160,000
Concord District Court Site Repairs	\$110,000
Framingham District Court Jury Renovations	\$38,500
TOTAL:	\$4,476,425

Note: All projects listed will begin construction in Fiscal Year 1993 unless specified as a Study/Design project.

Major Capital Projects Planned or Underway

Below is a detailed description of the large capital projects in planning or underway that account for over \$324 million of the funds available for court improvements. \$13 million of these funds have been placed under contract or spent since 1988. The major capital projects include the construction of six new court buildings. Three existing courts will be consolidated into the new facilities.

Funds spent or committed to date include money spent on study and design contracts, advertisements for sites, property appraisals and site acquisition. No staff costs, which are capital funded and discussed under "Administrative Expenses" on page 33, are included. Funds expended on repairs and minor renovations to the state owned courts are carried under "Repairs and Minor Renovations" on page 17.

The term "new" used in the text and in Table III (page 17) refers to the replacement of an existing building by either a new building or the substantial renovation of a building purchased for use as a replacement facility. Where the type of replacement space has not yet been determined, consideration is being given to the use of existing publicly owned buildings.

The case load ranking of each of the courts has been provided in the description of the court and can be found in Appendix C: Level of Activity: 1990 Case Loads.

The major capital projects discussed below are organized by region, starting with Metropolitan Boston and concluding with Western Massachusetts.

Metropolitan Boston

The Commonwealth owns the majority of the courts in the metropolitan Boston area. All the Suffolk County court facilities and all but three Middlesex County courts are state owned.

The Suffolk County Court buildings were transferred to the Commonwealth by Chapter 203. Most of the buildings are at least sixty years old and have suffered from decades of neglect and lack of daily and preventative maintenance. All require significant exterior repairs and upgrades to building systems.

Consequently, almost \$219.3 million (or 66%) of the total funds available for court improvements are being budgeted for major capital projects in Metropolitan Boston, with the Suffolk County courts making up the bulk of this amount.

The Suffolk and Middlesex County courts handle the majority of all the Commonwealth's judicial business. The Metropolitan Boston District Courts handle approximately one-fifth of all District Court business statewide.

The Suffolk County Courthouse is the largest court building in the Commonwealth, representing 20-25% of all court space. The Courthouse functions as the center of the judiciary in Massachusetts, and includes the Supreme Judicial Court, Appeals Court and the Land Court, which serve the entire Commonwealth.

Metropolitan Boston, continued

Many of the Suffolk County District Courts do not have adequate space for staff and cannot function effectively under the strains of current criminal and civil case loads. A major capital project is underway at each of the Suffolk County courts, except Charlestown District Court.

Ten Middlesex District Courts were transferred to the Commonwealth in July, 1990. These courts are in generally fair to good condition, due to annual investment by the County in maintenance and code related improvements over the last ten years. All of these buildings are accessible to the physically challenged. Design has been completed on priority repairs at many of the courts; see page 20 for a list of repair projects that will begin construction in FY 93.

The renovation of the Newton District Court is the only currently planned major capital project in Middlesex County that is not yet completed. This project was not considered part of the capital program last year because the study of court jurisdictions raised questions about the long term plan for the court, which is very close to Waltham, Brighton and Brookline District Courts. Presently, however, this court is located in a very inadequate state owned building that needs to be repaired, reorganized and upgraded to meet modern court, handicapped access and life safety codes and standards.

As discussed on page 13, Framingham District Court requires expansion to function properly. An addition to this court is not included in the *Capital Program* because jurisdictional shifts could significantly reduce the case load of the court and eliminate the need to build.

Major capital projects yet to be completed in the Metropolitan Boston area are as follows:

- **Renovation of Newton District Court**

Status: Study complete; funded by Middlesex County. No state funds spent or committed to date.

Facts: The courthouse was constructed in 1930 with 3 courtrooms. Staff areas are now crowded and the building lacks public waiting areas and conference rooms to support the courtrooms. The building systems need replacement or upgrading. The provisions that have been made for handicapped access do not meet code requirements.

The court ranks 48 of 69 District Courts in total criminal and civil case load.

Proposed Capital Project: A study funded by Middlesex County proposes upgrading all building systems, repairing the exterior and correcting all life safety and access code violations. The staff areas would be reorganized to improve operational efficiency and circulation. Public waiting areas and attorney-client conference rooms would be provided.

The total estimated project cost for renovating this building is \$2.2 million.

- **Renovation and Expansion of the Suffolk County Courthouse**

Status: Master Plan study completed. \$433,000 spent or committed on studies to date.

Facts: The Courthouse consists of two buildings that provide facilities for the Supreme Judicial Court, Appeals Court, Land Court, Suffolk County Superior and Probate Courts, the Boston Juvenile and Housing Courts, and the Boston Municipal Court. The Social Law Library, Suffolk County Deeds, District Attorney and Sheriff are also located in the buildings.

The original three story Old Courthouse was constructed between 1886 and 1894. Two additional floors were added in 1909. It is listed on the National and Massachusetts Registers of Historic Places. The 17 story New Courthouse was built between 1937 and 1939 with Federal WPA funds.

Both buildings suffer from a history of low maintenance and, over the years, have become functionally obsolete. While the problems of the New Courthouse are not as severe as those at the Old Courthouse, heating, electrical, plumbing and fire protection systems are in need of extensive repair in both buildings. Many areas are inaccessible to the handicapped.

Staff in most areas are overcrowded, and department space is scattered throughout the building. There is no separate circulation system for judges, criminal defendants and the public in the Old Courthouse, therefore making it unsuitable for criminal court business.

The judiciary currently leases 55,500 square feet of space for administrative functions in downtown Boston, including facilities for the Jury Commissioner, at an annual cost of \$1.6 million.

Proposed Capital Project: The Master Plan recommends renovating the existing buildings and constructing a new building to provide modern accommodations for current functions, including those administrative functions now housed in leased space.

The amount of new construction required to meet court needs totals 360-380,000 gross square feet of space. The proposed new building allows for a 44% increase in space to meet modern court needs and allow for a modest growth in staff. The program also includes drop-off child care facilities and other support functions to be shared by the Courts.

The total capital cost of renovating the existing buildings is currently estimated at \$68 million. The estimated total project cost for the new construction phase of the project is \$72 million, for a total of \$140 million. These estimates do not include contingencies or any factor for inflation.

The Policy Review Group, established to evaluate alternative programs and sites, has recommended that the new facility be constructed on the state owned site at New Chardon Street which is now used for parking.

The project is scheduled to proceed over 8-9 years. Design and construction of the new courthouse and the renovation of the existing buildings would proceed simultaneously.

- **Systems and Exterior Improvements to the Suffolk County Courthouse**

Status: A total of \$10.3 million has been spent or committed to date on studies, designs and construction for the following projects under construction or to begin construction in fiscal year 1993:

- Primary Electrical Service \$ 2.9 million
- Building Exterior \$ 8.5 million
- Fire Protection \$ 7.7 million

Facts: Improvements have been carried out over the past several years on the assumption that the existing old and new buildings will continue to function as courthouses and that a number of basic system improvements should be undertaken as quickly as possible to upgrade basic systems, correct code violations, and improve working conditions.

Renovations to a number of office areas and modernization of the elevators, as well as some other minor repairs have been completed or are underway. Page 6 lists completed repairs and minor renovation projects and page 20 lists additional projects to begin in FY 93.

Proposed Capital Projects: DCPO currently has under design a new electrical distribution system and upgrades to the heating system at total estimated project costs of \$9.7 million and \$1.2 million, respectively. The new electrical distribution will bring up through the Courthouse the new primary service that will soon be available. The upgrade to the heating system will allow a high pressure steam system to be used in the future.

Suffolk County District Courts

Below is a detailed description of six major projects to completely modernize and improve the functioning of the Suffolk County District Courts. The total estimated project costs for these improvements is \$47.1 million.

- **Brighton District Court**

Status: Study complete. \$42,500 spent or committed on studies to date.

Facts: The court was built in 1927. In 1988 the City of Boston replaced the roof, renovated the cupola and installed an elevator to meet handicapped access requirements. A number of building code deficiencies, including insufficient exits, lack of emergency lighting, and lack of comprehensive fire alarm and sprinkler systems, need to be corrected. The heating, air conditioning and electrical systems also need upgrading.

Staff in administrative areas are overcrowded and there is a lack of separate circulation between criminal defendants, staff and the public.

The court ranks 46th of 69 courts in combined civil and criminal caseload.

Proposed Capital Project: The DCPO study recommends fully renovating the 25,890 gross square foot building to bring deficient systems up to modern standards and to correct code violations. 700 square feet is proposed to be added at the rear of the building, and grade-level space reclaimed, to provide needed additional administrative space.

The total estimated project cost for this renovation and expansion is \$3.6 million.

- **Chelsea and East Boston District Courts**

Status: Study complete. Public search for land complete. Request for Proposals for privately owned land issued. \$45,700 spent or committed for studies and advertisements for sites to date.

Facts: The Chelsea facility was built in 1898 and until recently, the court was located on the second and third floor of a Police/Court building. In March, 1992 the Supreme Judicial Court ordered the court to cease operations in the unsafe building and relocate to the East Cambridge Trial Court facility. The East Boston facility, built in 1931 is located adjacent to a police station and uses the Police Station's third floor for office space. The existing buildings are in deteriorated condition, violate life safety and access codes, are overcrowded, and cannot be expanded on site. The courts lack dedicated parking facilities.

Chelsea is the 5th busiest court in Suffolk County and ranks 21st in the state in criminal business.

In 1990 and 1991, legislation to consolidate the two courts was filed by the Trial Court. The legislation has not yet been enacted.

Proposed Capital Project: The DCPO study proposes building a new 50,000 square foot consolidated courthouse. The building would provide jury facilities and drop-off child care. On-site parking would also be provided.

The total estimated project cost is \$10.5 million assuming a site acquisition cost of \$1.5 million.

Dorchester District Court

Status: Study complete. \$27,000 spent or committed on studies to date.

Facts: The court, built in 1925, has the second highest total case load of any Suffolk County District Court and ranks 7th in the state in criminal filings. For many years four trailers, located on the courthouse lawn, were required for staff functions and hearings. One trailer was used by the District Attorney.

The Trial Court, under a 1988 court order, leased 21,000 square feet of space in a nearby former auto maintenance garage to accommodate the overflow at an annual cost of \$580,000. The lease for the Dorchester Annex expires in December, 1993 and would need to be renewed.

In 1989 the City of Boston completed court-ordered repairs to the detention facilities and building exterior. The roof was replaced and the building was repointed. The building's mechanical systems need to be upgraded or replaced and life safety and access code violation corrected.

In September, 1991 the District Court Department established a jury session in the leased Annex. The jury session now handles a portion of all Suffolk County jury sessions and holds the jury trials for Roxbury, West Roxbury, South Boston and Dorchester.

Proposed Capital Project: The DCPO study proposes the full renovation of the existing 19,525 square foot courthouse and construction of an addition to replace the leased facility and allow for jury sessions and drop-off child care. The addition would be located on-site and no land would need to be purchased.

The total estimated project cost is \$11.5 million. The leased space would no longer be required once the project was completed.

- **Roxbury District Court**

Status: Design underway. \$175,500 spent or committed on studies and design to date.

Facts: The Courthouse is part of a public building complex, which includes the Boston Area B Police Station and a branch of the Boston Public Library. It was completed in 1972 and is the largest district court in Boston, at 62,186 gross square feet. A day care facility, used by parents with court business, is located in the adjacent library building.

This court ranks 3rd in criminal filings in the Commonwealth and 13th in overall case load.

The building suffers from a number of problems. While the roof has been replaced, window deterioration is substantial and frequent repair efforts have been unsuccessful. The HVAC system does not operate adequately and many areas in the building do not meet handicapped accessibility code requirements. The surrounding site is also generally deteriorated.

The detention area has several security deficiencies that significantly hamper the safe and efficient operation of the criminal sessions.

Proposed Capital Project: The design underway is for renovations to improve space utilization and address life safety and access code requirements. An addition of approximately 10,000 square feet is planned for the court to improve circulation, public waiting areas and provide for jury facilities. Two of the six sessions would be jury-equipped.

The total estimated project cost for the renovation and expansion of the court is \$9.7 million.

- **South Boston District Court**

Status: Study complete. \$15,450 spent or committed to studies to date.

Facts: This four story court was built in 1913 and was originally designed for various functions. The building includes an assembly hall, bathing facilities, a public library, and a municipal court. The bathing facilities in the basement and the assembly hall on the 3rd floor are no longer used. While the basement is partially used for detention facilities, the entire 3rd floor is vacant.

Court space, which includes 2 courtrooms, is located on the first and second floors. Staff areas are crowded and departments are scattered throughout these two floors. Staff and public circulation is not properly separated and allows unsecured public access throughout the building.

The mechanical, plumbing, and electrical systems are in poor condition and violate present state building code requirements for a public facility. There is no fire alarm system and the building is not accessible to the physically challenged.

DCPO has completed some major renovation work to the exterior of the building. The building was repointed in 1991 at a cost of \$400,000. The roof was also replaced in 1991 for \$62,000, and window repair and replacement is expected to begin in July, 1992 at an estimated total cost of \$352,000.

Proposed Capital Project: The DCPO study recommends renovation of the court to eliminate security problems, crowded and inefficient staff areas, and underutilized surplus space in the basement and on the 3rd floor. The building systems would be up-graded to meet code requirements. Life safety and handicapped access deficiencies would be corrected. The renovated building would accommodate one jury of six session and one non-jury session.

The design alternative proposed by the study does not result in full utilization of the entire existing facility, and there is approximately 3,700 square feet of space that is unprogrammed. Proposals for use of this space include record storage or an additional courtroom for other Suffolk County sessions. Expanding the court's jurisdiction could generate additional caseload for a third session.

The estimated total project cost for the court's renovation is \$3.9 million.

- **West Roxbury District Court**

Status: Design complete. \$426,000 spent or committed to studies and design to date.

Facts: The existing building is overcrowded and in deteriorated condition. Currently, office space in the building is crowded, with three times as many staff as was originally planned for in 1925. The court has two courtrooms and a total area of 20,000 square feet. The court handles more cases per courtroom than any other court in the Commonwealth.

Over the past several years, the roof, cupola and skylights have been repaired and upper level windows replaced. Otherwise, the building is generally in deteriorated condition and extremely overcrowded. Heating, ventilation and air conditioning are inadequate and there is no accessibility for the physically challenged. The exterior masonry of the building is in poor condition.

There is a lack of separate circulation systems for staff, public, and detainees. The detainee areas are located adjacent to each of the two courtrooms and can be viewed by the public.

Proposed Capital Project: The DCPO study recommends a large expansion and full renovation of the existing building. Two separate additions have been planned that would double the size of the existing building and add a total of 24,000 square feet on the existing site. The expansion would allow for two additional jury equipped court rooms (jury of twelve), expanded administrative areas, and redesign and expansion of the detainee holding areas. The existing two court rooms would be retained and renovated. Additional parking would also be provided, as well as a drop-off child care area.

The total estimated project cost for the court's expansion and renovation is \$7.9 million.

Southeastern Massachusetts

Southeastern Massachusetts includes the counties of Bristol, Plymouth and Barnstable. The most overcrowded courts in this region are Plymouth District Court, the Taunton District Court, and the Fall River Courts. Many of the region's court buildings were built in the 1800's. Many buildings cannot accommodate modern case loads and lack adequate building systems.

The Commonwealth owns two buildings in this region: the New Bedford Probate Court (renovations complete and discussed on page 18) and the former Durfee High School in Fall River, which is under design for a complete renovation for Trial Court use. A new state owned court is proposed for Plymouth. These two major capital projects underway would allow courts in Fall River and Plymouth to expand into space vacated by other courts moving to new facilities.

A total budget of \$31.7 million has been established for the major capital projects that are yet to be completed in this region.

- **Fall River Trial Court (former Durfee School)**

Status: Design underway. \$690,000 spent or committed on studies and design to date.

Facts: This former high school was transferred to the Commonwealth from the City of Fall River for court use in 1985 prior to the passage of Chapter 203. The 63,000 gross square foot building was built in 1887 and is listed on the National Register of Historic Places. It is a prominent landmark in the Fall River skyline.

The original construction was of very high quality and, though the building has not been used for some time, the structure is in sound condition. A number of repairs have been made over the last several years to keep the roof tight and the drains functioning.

However, before the facility can be used by the court, the following problems must be addressed: substandard mechanical systems for heating and air conditioning, outdated electrical and plumbing systems, and exterior and window damage.

Proposed Capital Project: A feasibility study, undertaken by DCPO, analyzed each of the courts in the Fall River area and determined that renovation and use of the Durfee School would be a cost effective approach to relieving the congestion and overcrowding in the Bristol County District and Superior Courts and provide the needed space for the newly authorized Southeast Region Housing Court. Design is underway to renovate the building for the Bristol County Juvenile and Probate & Family Courts, as well as the Housing Court for the Southeast region of the Commonwealth.

The plan recommends the development of five court rooms and support spaces. Three courtrooms would be jury-equipped. The program also includes detention facilities, drop-off child care and on-site parking.

When the Probate Court is able to move to the Fall River Trial Court, space will be freed up in the courthouse now shared with the Superior Court. When the Juvenile Court moves to its new headquarters in the Fall River Trial Court, the Fall River District Court will have additional space for its overcrowded staff. No court space is currently available in the area for the new Southeast Housing Court.

The total estimated project cost for renovating this building for court use is \$14.8 million.

- **New Plymouth Trial Court Facility**

Status: Study underway. \$48,000 spent or committed on studies and design to date.

Facts: The existing county owned District and Superior Courthouse consists of an 1820 Superior Court which was added onto in 1962 for the District Court. The District Court facility is one of the most overcrowded in the Commonwealth and is cited as one of the Commonwealth's five worst district courts by District Court Administrative Justice Zoll. One of the two courtrooms has been taken over for administrative space to relieve staff overcrowding. Case records and the second session are now located in an adjacent building.

While the court is ranked 21st of 69 in overall caseload statewide, it has the third highest caseload per courtroom of any District Court.

Proposed Capital Project: A DCPO study analyzed the facilities and needs of all the Plymouth courts, as well as the other Plymouth County Superior Courthouse in Brockton.

The study identifies a 100,000 gross square foot program for a new court facility to be shared by the Superior and District Courts. It is proposed that this new state owned court be constructed adjacent to the Plymouth County House of Correction on land that will be donated by the County. The facility would have 7 courtrooms, detention facilities and a drop-off child care area. Parking would be provided on-site.

When the Superior and District Courts are able to move to the new facility, the remaining building could be utilized by the Probate Court, which currently shares space with the Registry of Deeds.

The total estimated project cost for the new building is \$16.9 million.

Northeastern Massachusetts

Two of the three major capital projects in this region are completed, the Newburyport District Court and the Lawrence Superior Court, which are discussed on page 18.

The only project left to complete in this region is the proposed new Lawrence Court Complex, discussed below.

- **New Lawrence Court Complex**

Status: Study complete. Public search for land complete. RFP issued. proposals received and analyzed. \$53,100 spent or contracted on studies, advertisement for sites and site appraisals to date.

Facts: The Lawrence District Court is currently one of the most severely overcrowded courts in the system. While it ranks 12th in the state in overall caseload, it has the 5th highest volume of case load per courtroom statewide.

The District Court is located in a 1952 county owned building and due to its size, is unable to meet current needs. Private space, which was recently expanded to accommodate increases in case load and staff and meet the space needs of the courts, is leased at an annual cost of \$381,000.

The Northeast Regional Housing Court was first funded in FY 1991, but no existing court space has been available in the area for a permanent home for the new court. The Trial Court Law Library was moved out of the Superior Court to accommodate a fourth courtroom.

Proposed Capital Project: The DCPO study identifies a 95,000 square foot program for a new court building to be located proximate to the Superior Courthouse, and would provide space for the District Court, Probate and Family Court, Law Library, and Northeast Regional Housing Court. The building would have 10 courtrooms, 5 of which would be equipped for jury trials, and a drop-off day care facility.

The Lawrence Redevelopment Authority recently designated the Jo-Gal site for the proposed Lawrence Court Complex.

The total estimated project cost for the new building is \$19.5 million, not including land acquisition costs.

Central Massachusetts

The *Capital Program* for the Central part of the state outlines a budget of \$50.6 million for renovations and new construction in the greater Worcester area.

Currently, the Commonwealth does not own any court facilities in Central Massachusetts, but two new state owned courts are proposed.

The replacement of the Spencer District Court, which is located in a totally inadequate privately leased building, was mandated by Chapter 203, Section 23.

The courts located in the Worcester Courthouse currently compete for space with county functions. The Worcester Juvenile Court was relocated to privately leased space almost 20 years ago because the Courthouse had no room available for the court.

- **New Western Worcester District Court**

Status: Design complete. Land purchased. \$641,000 spent or committed on studies, design, advertisement for sites and site acquisition to date.

Facts: The present building, located in Spencer along Route 9 in a leased former car dealership, is in deteriorated condition and totally inadequate for court use. The working conditions are cramped and poorly laid out. Water damage is prevalent throughout the building and provisions for detainees are totally inadequate. The annual cost of the lease is \$86,800 and the court is presently a tenant-at-will in the building. There are few, if any, existing buildings located in the jurisdiction that could be leased for the court.

The Court was specifically targeted in Chapter 203 for replacement due to these conditions. An East Brookfield site for the building was selected in August, 1991.

Proposed Capital Project: The proposed capital project is to build a new 40,000 square foot courthouse to replace the leased facility. The building would provide 2 jury equipped courtrooms and 9,000 square feet of regional records storage space.

The proposed new court in Western Worcester could also handle an increase in jurisdiction. Three or four towns in the western part of Worcester's large jurisdiction could be transferred to the new Western Worcester District Court. Jury sessions held in the proposed new court could reduce the need to expand the jury capacity in downtown Worcester.

The estimated total project cost is \$6.7 million (including land acquisition).

- **Renovation and Expansion of the Worcester Courthouse**

Status: Study complete. \$117,600 spent or committed on studies to date.

Facts: The original courthouse building was constructed in two phases: the left wing was erected in 1843 and the remainder of the building was added in 1898 in an identical style to create the symmetrical facade that now exists. The original courthouse is listed on the Massachusetts Historic Register. In 1950 a large addition was constructed. The entire facility has a total gross square footage of 197,290, and is the second largest courthouse in the Commonwealth.

The District, Superior, Housing and Probate Courts and the District Attorney and Registry of Deeds are located in the Worcester Courthouse. Due to lack of space, all of the Juvenile Court and part of the Probate and Family Court is located outside of the Courthouse in privately leased space.

The Worcester District Court ranks second in the state in criminal business, and third in overall caseload. The Superior Court has the third highest caseload of the 14 Superior Courts in the Commonwealth.

The present court facilities are overcrowded and do not function well. The interior circulation systems are inefficient and do not provide adequate security. The existing mechanical and electrical systems are deficient and have all exceeded their life expectancies. There is a lack of available on-site parking.

Proposed Capital Project: The study recommends renovating and expanding the existing courthouse complex. The study has identified a need for 93,000 square feet of additional space, which could be located adjacent to the existing county owned courthouse. A total of 29 courtrooms, 18 equipped for jury of twelve sessions, would be provided for in the expanded facility. Parking for 482 cars is proposed. Drop-off child care is also included in the program.

The new building would permit the Juvenile Court, which is presently located in privately owned space at an annual cost of \$145,907, to be located in the complex.

It is proposed that the project be funded in three phases, listed below. The total estimated project cost for all state court functions is \$43.9 million. The renovations to the existing courthouse, which is currently county owned, cannot proceed unless the County transfers the complex to the Commonwealth under the provisions of Chapter 203.

New Construction

- District Court, Probate & Family Court \$20.74 million
- District Attorney, Registry of Deeds, County Functions \$15.09 million *

Renovation

- Superior, Housing, Juvenile and District Courts; Law Library \$23.15 million
(requires transfer of county owned facilities to Commonwealth)

*County and District Attorney functions, to be provided for in new construction, would be funded by Chapter 203, Section 24 funds, which are appropriated for replacement facilities. This \$15 million phase of the project, is not included in the figures for state court funding.

Western Massachusetts

The counties of Franklin, Hampshire, Hampden and Berkshire comprise Western Massachusetts. This area is the least populous part of the Commonwealth and consequently represents a proportionately smaller part of the court system. Population has declined in these counties since 1970 and it is unlikely that the region will see much growth in the next twenty years.

The most active courts in Western Massachusetts are in the greater Springfield area. These courts, including the District Courts of Holyoke, Chicopee, and Palmer, and the Springfield Hall of Justice, represent the largest concentration of courts built since 1976. These courts are modern and have, as a group, abundant space for future growth in case load. The new Palmer District Court was completed in February 1991 and most likely will be the last courthouse in Massachusetts to be built by a county.

While no courts in this area are owned by the Commonwealth, priority repair work has been budgeted for the county owned Pittsfield and Northampton District and Superior Courts, as discussed on page 19. Only one major capital project, a new Northern Berkshire District Court, is proposed in the *Capital Program*.

• **New Northern Berkshire District Court**

Status: Study completed by DCPO staff. Public search for land complete. No contract funds spent to date.

Facts: The court is now located in two buildings, the North Adams City Hall and the Adams Town Hall, which is 6 miles away. The existing facilities have numerous operational problems and efficiencies could be gained from operating in a single location.

Replacement of these courts was first evaluated in 1984. A study committee, formed by the County Commissioners, recommended construction of a new consolidated court. Local interest in consolidating the courts into a separate building and freeing space in the municipal buildings remains strong today.

The case load of the Northern Berkshire District Court is 5,689, which places the court 50th of 69 district courts.

Proposed Capital Plan: The DCPO study recommends consolidating the two sessions into one building to improve court operations and vacate space in the City and Town Halls now needed for municipal functions. The 18,000 gross square foot replacement facility would include two courtrooms, one of which would be equipped for jury of six sessions. The District Attorney would also be housed in the new facility.

The proposed location for the new court is the City of North Adams, which is the center of the the jurisdiction's population. A search for public land or buildings has been completed and it has been determined that a private site will need to be acquired.

The total estimated project cost for the replacement facility is \$3.4 million.

Administrative Expenses

DCPO Court Facilities Unit Administrative Expenses: The DCPO Court Facilities Unit has spent or committed \$2.85 million to date on administration, including salaries and operating expenses.

An average annual budget of \$983,000 is projected from 1993 to 1998, for a total of \$5.9 million to be expended on project administration from 1988 to 1998. This assumes annual funding levels allow for the major projects to proceed with little or no delays. If the \$330.85 million is spent over a longer period of time, staffing levels -- and yearly administrative costs-- would be reduced. \$8.75 million represents 2.6% of the total funds available for court improvements.

Trial Court Administrative Expenses: \$493,625 has been spent to date by the Trial Court for capital related administrative expenses. These funds were used to pay the salary of an engineer to review plans for concurrence with Trial Court operations and partially fund a Comprehensive Court Operations Improvement Study which identifies staffing requirements for each court department.

Up to \$1.8 million may be spent from FY 93 to FY 98 for Trial Court administrative costs, including the staff required to identify and purchase furnishings and equipment, coordinate leasing of swing space for renovation projects and review plans for operational efficiency. As with the DCPO Court Facilities Unit administrative expenses, if major projects are delayed, then the Trial Court annual expenses related to capital projects will be reduced.

The total of DCPO and Trial Court administrative expenses, now estimated at \$11.04 million, represent 3.3% of the capital funds now authorized for court improvements.

Other Capital Needs Not Addressed

Some overcrowded or poorly functioning courts have not yet been identified for a major capital improvement. Based on site visits to the Commonwealth's courthouses and a review of court jurisdictions, three courts should be considered for expansion or replacement.

Studies will be undertaken to evaluate the best way to solve the space problems at the Lowell, Taunton and Westfield District Courts. The Lowell District Court is a busy state owned court that lacks adequate public waiting areas and employee space. The Taunton District Court, built in 1820, is one of the most overcrowded and functionally obsolete courts in the Commonwealth. Based on the 1990 study of jurisdictions, it is unlikely that administrative or legislative changes to the jurisdictions of these courts can significantly relieve their overcrowding.

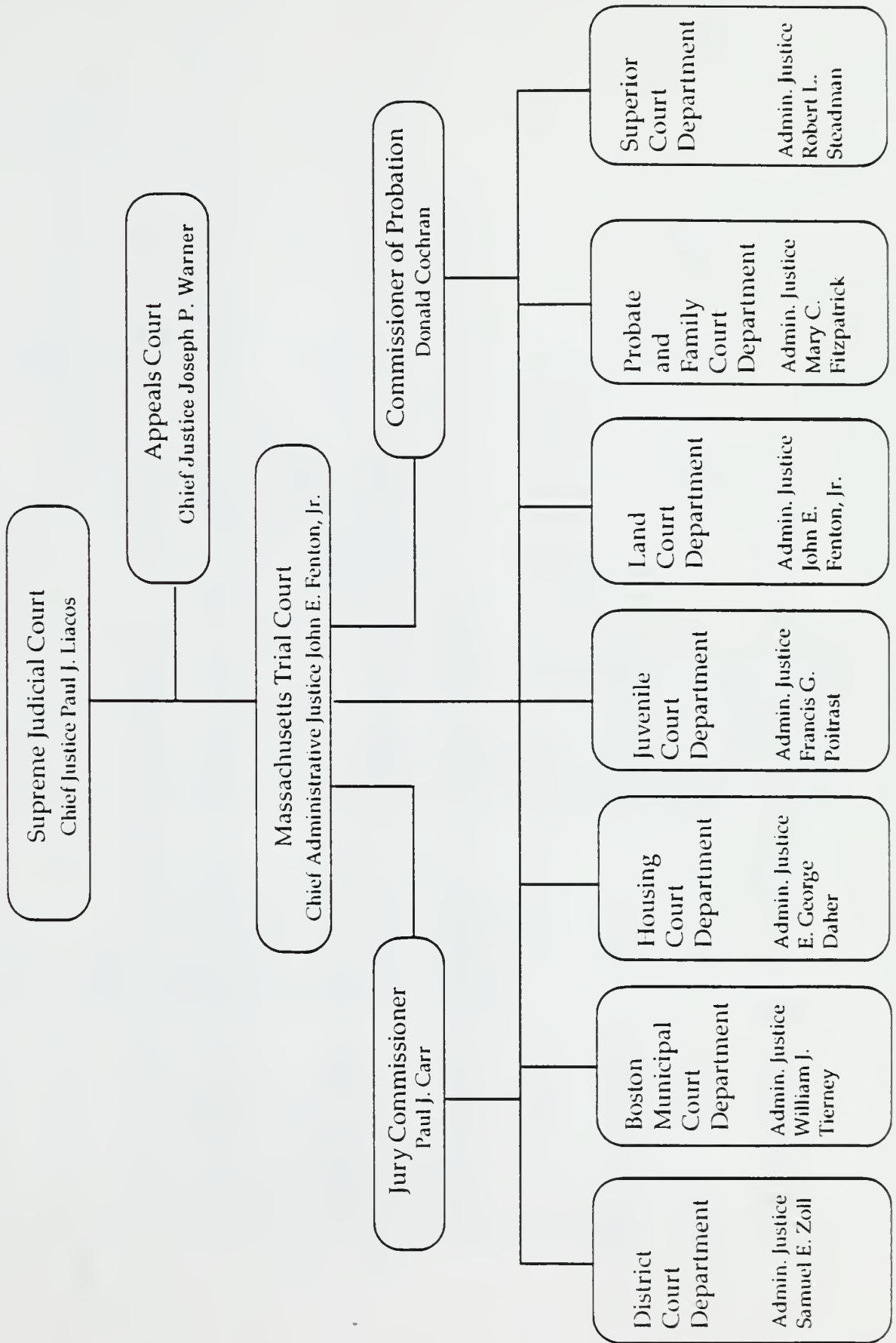
The Westfield District Court is located in a renovated former school building that is privately leased at an annual cost of more than \$232,000. The leased space does not properly provide for detainee circulation. A thorough study of the cost effectiveness of replacing this leased space is needed to determine the appropriate type of long term facility for this court.

APPENDIX A:

Background Information

- Organization Chart of the Massachusetts Judiciary
- Timeline of Court Capital Appropriations and Expenditures
- Timeline of Court Capital Planning

Massachusetts Judicial System



Timeline of Court Capital Appropriations and Expenditures: 1980-1993

Fiscal Year 1980 1983 1986 1987 1988 1989 1990 1991 1992 1993

<i>Legislature</i>	\$1.5 mm E. Cambridge	\$1.0 mm Newburyport	\$1.5 mm E. Cambridge	.1 mm Durfee Study	\$300 mm State owned courts
	\$75 mm Lawrence SC	\$10 mm County Courts	\$25 mm State Courts		Courthouse Improvement Act included Newburyport, Western Worcester and expansion to Suffolk County Courthouse
	\$3,250,000	\$5,750,000	\$30,850,000	\$330,850,000	<i>Cumulative Total Capital Funds Appropriated</i>

A & F *Executive Branch Spending CAPs:* \$7 mm CAP \$16 mm CAP \$22 mm CAP \$9 mm CAP \$22 mm CAP

<i>DCPO</i>	<p style="text-align: center;"><i>Capital Funds Spent on Court Projects:</i></p> <p style="text-align: center;">\$1.3 mm \$7.2 mm \$18.4 mm \$11.8 mm (1983-1989)</p>
<i>Courts Projects Managed by Various DCPO Offices</i>	<i>Court Projects Managed by Court Facilities Unit</i>
<ul style="list-style-type: none"> • Studies Completed on Lawrence, Newburyport, E. Cambridge, New Bedford • New Bedford Probate Designed and Built • Designers under contract for Newburyport, Lawrence, East Cambridge • Palmer District Court (funded by County) designed and built. 	<ul style="list-style-type: none"> • Studies completed on all major projects, including the Master Plan for the expansion and renovation to Suffolk County Courthouse • Capital Program issued in 1990, 1991 and 1992 • Priority repairs designed/constructed • Land purchased and design completed on W. Worcester • Final Design underway at West Roxbury, Roxbury, Durfee • Newburyport, East Cambridge, Lawrence Completed

Timeline of Court Capital Planning: 1988-1993

Calendar Year	1988	1989	1990	1991	1992	1993
Legislature	\$330.85 mm appropriated from 1980-1988					
A & F CAPs	\$7 mm CAP	\$16 mm CAP	\$22 mm CAP	\$9mm CAP \$41 mm 5 Year CAP	\$22 mm CAP	\$72 mm CAP
DCPO Spending	\$1.3 mm (1983-1989)	\$7.2 mm	\$18.4 mm	\$11.8 mm		

DCPO	1988	1989	1990	1991	1992	1993	
DCPO	<ul style="list-style-type: none"> Site visits to courts. Establish Court Facilities Unit. (9/18) Establish Monthly Meeting with OCAJ to review Capital Program (11/88) Recommend changes to Suffolk County District Court Jurisdictions to Judge Mason. (12/88) Review ongoing capital projects and analysis of Suffolk County Court Jurisdictions to first Court Facilities Council Meeting (12/88) 	<ul style="list-style-type: none"> Site visits to courts. Prepare inventory of all 96 court facilities Present Suffolk County Jurisdiction analysis to Jurisdiction Subcommittee of CFC. (3/89) Prepare summary of 1988 case load statistics (6/89) Present survey of "most crowded" and privately leased District Courts to Judge Zoll. (10/89) Review ongoing projects, other capital needs and case-load analysis to Project Priorities Subcommittee of the CFC. (10/89) 	<ul style="list-style-type: none"> Site visits to courts. Publish "Court Facility Improvement Recommendations", which allocated \$267.4 mm of court capital funds Included status of Juacos "5 worst courts" (1/90) Publish Design Guidelines for Massachusetts Trial Courts (5/90) Present case load analysis to CI Executive Secretaries and Managers (6/90) Agree to fund 80% of Court Management Study and present case load analysis to Study Committee. (6/90) Prepare summary of 1989 case load statistics (8/90) Study of Court Jurisdictions presented to Jurisdiction Subcommittee of Court Facilities Council (9-11/90) Present case load analysis and capital planning approach to Commission on the Future of the Courts. (11/90) Share case load analysis and jurisdiction study with Harbridge House. (12/90) 	<ul style="list-style-type: none"> Site visits to courts Publish "Ten Year Court Facility Capital Program" which allocated \$300 mm of court capital funds (2/90) Present update on capital program to CFC. (3/91) Present case load and jurisdiction analysis to Chief Justice's Policy Advisory Committee. (3/91) Prepare summary of 1990 case load statistics (11/90) 	<ul style="list-style-type: none"> Prepare Draft of revised Court Facility Capital Program", which allocates \$366.9 mm of court capital funds (3/92) 		

Timeline of Court Capital Planning: 1988-1993

38 Calendar Year 1988 1989 1990 1991 1992 1993

Calendar Year	1988	1989	1990	1991	1992	1993
Courts	<ul style="list-style-type: none"> Appoint Deputy Administrator of Courts and create Court Facilities Bureau. Appoint Members and Chair of Court Facilities Council (9/88) First meeting of Court Facilities Council called by OCAJ (12/88) 	<ul style="list-style-type: none"> Invite CFU to attend monthly Executive Secretaries and Managers Meeting. OCAJ recommends CFU visit "10 Best" courts for study of design standards. (1/89) 3 SubCommittees of CJC established. (1/89) OCAJ sets policy of jury facilities in every District Court. (4/89) Judge Liacos Appointed Chief Justice (6/89) Draft Design Guidelines reviewed by OCAJ. (7&11/89) Liacos meets with CFU to review capital program (7/89) Maureen McGee joins monthly CFU-OCAJ meeting. Request "5 worst courts" from each Administrative Justice of the Trial Court. (9/89) OCAJ recommends Advisory Group members for major capital projects. (10/89) 	<ul style="list-style-type: none"> Liacos meets with CFU to review capital program. (2/90) Liacos requests CFU to present to Commission on the Future; review briefing. (10-12/90) 	<ul style="list-style-type: none"> Review capital program with Maureen McGee. (1/91) OCAJ calls second meeting of Court Facilities Council. (3/91) 5JC arranges meeting between CFU and Bob Cordy. (8/91) Maria Mossaides meets with CFU to review capital program (9/91) 	<ul style="list-style-type: none"> Judge Mason retires. (1/92) John E. Fenton, Jr. appointed interim Chief Administrative Justice. Justice Neil L. Lynch appointed Chair of Court Facilities Council. (3/92) 	

APPENDIX B:

Massachusetts Court Facility Characteristics

- State Owned Courts
- District Courts and Boston Municipal Court
- Superior Courts
- Probate and Family Courts
- Juvenile Courts
- Housing Courts

State-owned Courts in Massachusetts

	Court Name	Year Built	Square Feet	# of Ct. Rms	Notes
1	Ayer	1970	28,847	2	Roof and other improvements begin in July 1992.
2	Brighton	1930	14,684	2	Study complete.
3	East Cambridge Trial Court	1933	27,773	6	Renovation complete November 1991. Overflow space for Suffolk & Middlesex.
4	Charlestown	1915	6,409	1	Repair work begins July 1992.
5	Chelsea	1898	10,386	2	Study for consolidation with East Boston complete.
6	Concord	1972	25,219	3	1 courtroom used by Probate Court.
7	Dorchester	1925	40,525	5	SF includes 21,000 SF in private lease. Study for expansion complete.
8	Durfee School	1886	61,512	NA	Vacant. Design of major renovations underway. 5 courtrooms for PC, JC, HC.
9	East Boston	1931	21,497	3	Study for consolidation with Chelsea complete.
10	Framingham	1952	26,049	4	Jury of six, Middlesex County. Jury improvements to begin July 1992.
11	Lawrence Superior	1859	28,485	4	Renovations complete March 1992.
12	Lowell	1925	42,004	5	Jury of six, Middlesex County. Electrical improvements complete
13	Malden	1922	24,124	3	Repairs to begin July 1992.
14	Marlborough	1962	27,090	4	1 courtroom/Probate, 1 additional converted to office space. Repairs begin July 1992.
15	New Bedford Probate	1909	14,665	3	Renovated in 1988-89. (Old Third District Court).
16	Newburyport	1991	56,437	4	
17	Newton	1930	13,511	3	Roof replacement to begin July 1992.
18	Roxbury	1972	41,876	6	Design of renovations & small expansion underway.
19	Somerville	1968	27,305	3	
20	South Boston	1902	10,529	2	1st set of repairs complete. Additional repairs begin July 1992.
21	Old Suffolk County Courthouse	1886-94	200,000	21	Masterplan for Complex complete. See note for courtrooms.
22	New Suffolk County Courthouse	1937	400,000	24	Masterplan for Complex complete. See note for courtrooms.
23	Waltham	1941	23,871	3	Repair work to begin July 1992.
24	West Roxbury	1925	14,987	2	Major renovations and 2 additional courtrooms planned for FY1993.
25	Woburn	1967	21,611	3	
TOTAL			1,209,396	118	

Sources: 1980 Prima Study, DCPO Court Facilities Unit

File: State owned Courts 3/10/92

Courtrooms assigned to Courts in Suffolk County Courthouses: Land = 3; Housing = 2; Superior = 18; Grand Jury = 1; Probate = 3; Juvenile = 4; Appeals = 1; Supreme Judicial = 1; and BMC = 11. BMC holds jury trials for Suffolk County. 2 courtrooms and 21,000 SF in Dorchester are in privately leased space and are not part of the state inventory. Courts without a Departmental designation are District Courts. Concord and Marlborough are equipped for jury trials, but hold no jury sessions.

Massachusetts District Court and B.M.C. Facilities

		1988		Jurisdiction		Year		Net Square		# of		Notes	
Court Name		Population	Owner	Year Built	Feet	Ct. Rms	Notes						
1	Adams	NA	Town	Unknown	2,049	1	Population under N. Adams. In Town Hall.						
2	Attleboro	88,360	County	1912	16,791	2	1 courtroom used part time by Probate and Juvenile Court.						
3	Ayer	71,330	State	1970	28,847	2							
4	B.M.C. (Boston)	77,392	State	1937	43,715	11	Located in New Suffolk County Courthouse. Suffolk County jury.						
5	Barnstable	122,310	County	1970	34,819	5	Jury of Six location for Barnstable County.						
6	Brighton	67,786	State	1927	14,684	2	Sq Feet includes estimate of space in 2 trailers & modular bldg.						
7	Brockton	155,990	County	1928	28,308	4							
8	Brookline	51,680	County	1941	13,327	2							
9	Cambridge	158,880	County	1975	64,735	7	Jury of Six location for Middlesex County.						
10	Charlestown	13,880	State	1915	6,409	1							
11	Chelsea	70,140	State	1898	10,386	2							
12	Chicopee	57,650	County	1985	20,000	2							
13	Clinton	47,610	County	1972	17,098	2	1 Additional courtroom available, not used. Jury equipped.						
14	Concord	103,190	State	1972	25,219	2	1 Additional Courtroom used by Probate.						
15	Dedham	134,080	County	1938	13,984	6	Jury of Six location for Norfolk County.						
16	Dorchester	128,375	State	1925	40,525	5	Includes privately leased space.						
17	Dudley	70,610	County	1972	15,319	2							
18	East Boston	53,475	State	1931	21,497	3							
19	Edgartown	11,660	County	1858	1,159	0.3	Jury of Six for Dukes County. Shares w/ Sup & Prob Cts.						
20	Fall River	130,450	County	1909	30,264	4	Jury of Six location for Bristol. 1 additional crtm for J.C.						
21	Fitchburg	52,980	County	1902	28,911	2.5	Jury of Six location for Worcester County. Probate uses .5 Crtm.						
22	Framingham	123,720	State	1952	26,049	4	Jury of Six location for Middlesex County.						
23	Gardner	36,810	County	1975	15,535	2							
24	Gloucester	38,230	City	1973	6,098	1	Located in Police-Court building.						
25	Great Barrington	33,220	Private	1850	12,619	1	Southern Berkshire Division.						
26	Greenfield	55,870	County	1931	6,936	2	Jury of Six for Franklin Cnty. Shares bldg w/ Sup & Prob Cts.						
27	Laverhill	68,510	County	1968	17,612	3	Jury of Six location for Essex County.						
28	Lingham	82,560	County	1930	26,508	4	Jury of Six location for Plymouth County.						
29	Lloyoke	40,790	County	1980	29,152	3	One wing of building, including one courtroom, not used						
30	Ipswich	11,780	Town	1833	1,866	1	Located in Town Hall.						
31	Lawrence	152,580	County	1952	22,272	3	Includes privately leased space.						
32	Leominster	39,730	City	1959	4,547	1	Located in Police-Court building.						
33	Lowell	225,990	State	1925	42,004	5	Jury of Six location for Middlesex County. 1969 addition.						
34	Lynn	140,430	County	1972	37,070	5	1 Additional courtroom available, not used.						
35	Malden	143,150	State	1922	24,124	3							
36	Marlborough	49,420	State	1969	27,090	3	1 crtm. used by Probate, 1 crtm converted to office space. Jury equipped						

Massachusetts District Court and B.M.C. Facilities

	Court Name	1988 Jurisdiction		Year Built	Net Square Feet	# of Cl. Rms	Notes
		Population	Owner				
37	Milford	52,290	County	1975	15,055	2	
38	Nantucket	6,600	County	1965	1,452	0.3	Jury of Six for Nantucket Cnty. Shares bldg w/ Sup & Prob Cts. Located in former School Building.
39	Natick	33,970	Town	1938	13,000	3	1 additional ctrm used in Probate Court. JC=+1 in DC.
40	New Bedford	158,360	County	1984	29,400	3	New court to be complete February, 1991. Jury from Haverhill.
41	Newburyport	58,010	State	1991	56,437	4	
42	Newton	82,230	State	1930	13,511	3	
43	North Adams	42,550	City	1974	6,488	1	In City Hall N. Berkshire Division with Adams.
44	Northampton	116,540	County	1975	19,003	3	Jury of Six location for Hampshire County
45	Orange	22,810	Private	1890	9,832	3	Third courtroom has never been used.
46	Orleans	56,460	County	1971	18,288	2	
47	Palmer	63,430	County	1991	22,000	2	New court to be complete January, 1991.
48	Peabody	58,160	County	1978	35,662	4	Jury of Six location for Essex County.
49	Pittsfield	62,950	County	1927	19,330	3	Jury of Six location for Berkshire County.
50	Plymouth	119,690	County	1962	8,600	2	Shares with SC. Uses 1,384 SF in adjacent County building.
51	Quincy	245,450	County	1972	35,685	5	Includes privately leased space. Jury court for Quincy.
52	Roxbury	100,319	State	1972	41,876	5	1 additional courtroom available, not used
53	Salem	126,570	County	1977	29,868	3	
54	Somerville	126,650	State	1968	27,305	3	
55	South Boston	33,642	State	1913	10,529	2	
56	Springfield	234,520	County	1976	78,813	10	Jury of Six location for Hampden County. In Hall of Justice.
57	Stoughton	66,350	County	1962	13,637	3	
58	Taunton	105,870	County	1820	10,088	2	
59	Uxbridge	44,400	County	1970	16,021	2	
60	Waltham	99,340	State	1941	23,871	3	
61	Ware	25,850	Town	1940	9,184	2	Located in former School Building.
62	Wareham	72,620	County	1975	22,575	4	Jury of Six location for Plymouth County.
63	West Roxbury	121,731	State	1925	14,987	2	Addition in 1936.
64	Westborough	66,690	County	1971	15,654	2.5	5 Courtroom used by Probate.
65	Western Worcester	42,150	Private	NA	6,200	1	Located in Spencer New state owned court planned
66	Westfield	53,560	Private	1890	17,214	2	
67	Winchendon	8,320	Private	NA	4,011	1	
68	Woburn	155,790	State	1967	21,611	3	
69	Worcester	217,420	County	1898	26,803	7	Jury of Six location for Worcester County
70	Wrentham	97,790	County	1955	16,496	2	1 Additional courtroom used by Probate
TOTALS		5,889,700			1,488,013	208.6	

Sources: 1980 Prima Study Square Feet is equal to Judicial and Judicial Common Net Square Feet plus a proportional share of Shared Common Area Net Square Feet (shared with non-judicial functions). Source for New Bedford D.C. is DCPO Post Occupancy Evaluation, June 1988.
 1988 population figures from "Massachusetts 1988 Population Estimates", a report by the Massachusetts Institute for Social and Economic Research
 The # of courtrooms is # of courtrooms used and available for District Court Dept. See Notes for total # of courtrooms.

Superior Court Buildings

Superior Court Division	Building(s)	Owner	Year Built	Net Square Feet	# of Ct. Rms	Notes
1 Barnstable	Barnstable Superior	County	1832	13,839	2	1972 addition.
2 Berkshire	Pittsfield Superior	County	1871	18,517	1	
3 Bristol	Fall River Superior/Probate New Bedford Superior Taunton Superior	County County County	1889 1830 1890	12,541 18,797 28,046	2 2 1	Shares with Deeds SC = 2, PC = 1. 1900, 1953 additions.
4 Dukes	Edgartown Courthouse	County	1858	2,822	1	District, Probate and Superior share 1 courtroom Deeds. 1955 addition.
5 Essex	Lawrence Superior/Probate Newburyport Superior Salem Superior	State County County	1859 1804 1862	19,927 7,979 26,139	3 1 3	SC=3, PC=1 National Historic Register
6 Franklin	Greenfield Courthouse	County	1931	18,005	1	District = 2, Probate = 1, Superior = 1, and Deeds
7 Hampden	Hall of Justice	County	1976	53,308	6	District = 10, Probate = 4, Superior = 6, Deeds
8 Hampshire	Northampton Superior	County	1886	24,286	1	Linked to Probate and District Court Buildings
9 Middlesex	Cambridge Courthouse Lowell Superior/Probate	County County	1975 1850	170,913 35,980	14 2	County Jail, Commissioners offices DC = 7, SC = 14 Shares with Deeds SC = 2, PC = 1.
10 Nantucket	Nantucket Courthouse	County	1965	2,058	1	District, Probate and Superior share 1 courtroom Deeds
11 Norfolk	Dorham Superior	County	1831	27,854	6	National Historic Register. 1862, 1894 additions. 6th CtRm in construction.
12 Plymouth	Brockton Superior/Probate Plymouth District/Superior	County County	1891 1820	22,311 12,594	4 1	1929 addition, 1970 new roof SC = 4, PC = 3 1962 addition. DC = 2, SC = 1
13 Suffolk County	New Courthouse	State	1937	82,388	18	
14 Worcester	Fitchburg Superior Worcester Courthouse	County County	1884 1898/1958	13,974 32,994	2 5	Deeds/Law Library Not presently used by Superior Court. HC sits one day District = 7, Probate = 5, Superior = 5, Housing = 1, Deeds.
TOTAL				645,271	77	

Probate Court Buildings

Probate Court Division	Building(s)	Owner	Year Built	Net Square Feet	# of Ct. Rms	Notes
1 Barnstable	Barnstable Probate	County	1956	7,849	2	Shares with Deeds.
2 Berkshire	Pittsfield Probate	County	1876	8,901	2	
3 Bristol	Fall River Superior/Probate New Bedford Probate Taunton Probate	County State County	1889 1909 1870	3,427 14,666 11,416	1 3 1	Shares with Deeds. SC = 2; PC = 1. 1989 major renovation to the Old Third District Court. National Historic Register.
4 Dukes	Edgartown Courthouse	County	1858	1,924	1	District, Probate and Superior share 1 courtroom. Deeds. 1955 addition.
5 Essex	Lawrence Superior/Probate Salem Probate	State County	1859 1909	3,675 26,869	1 1	SC=3; PC=1 Shares with Deeds 1980 addition. National Historic Register.
6 Franklin	Greenfield Courthouse	County	1931	7,050	1	District = 2, Probate = 1, Superior = 1, and Deeds.
7 Hampden	Hall of Justice	County	1976	31,201	4	District = 10, Probate = 4, Superior = 6, Deeds
8 Hampshire	Northampton Probate	County	1931	6,010	1	Located in Hall of Records Building
9 Middlesex*	Cambridge Probate Lowell Superior/Probate	County County	1897 1850	32,240 3,980	5 1	Shares with Deeds. 1928 addition. Shares with Deeds. SC = 2; PC = 1.
10 Nantucket	Nantucket Courthouse	County	1965	1,695	1	District, Probate and Superior share 1 courtroom. Deeds
11 Norfolk*	Dedham Probate	County	1905	25,926	3	Shares with Deeds. 1953, 1960, 1976 additions.
12 Plymouth	Brockton Superior/Probate Plymouth Probate	County County	1891 1904	13,886 7,770	3 1	1929 addition, 1970 new roof. SC = 4; PC = 3 Shares with Deeds.
13 Suffolk County	New Courthouse	State	1937	22,464	3	1 additional session held in East Cambridge Trial Court
14 Worcester*	Worcester Courthouse	County	1898/1958	16,027	5	District = 7, Probate = 5, Superior = 5, Housing = 1, Deeds.
TOTAL				246,976	40	

Source: 1980 Prima Study # of Courtrooms is the total number in the building assigned to the Probate Court.

* Middlesex Probate sits full time in Marlborough and Concord DC's. Norfolk Probate also sits full time in Wrentham DC.

Worcester Probate sits half time in Fitchburg and Westborough DC's. NSJ(10,569) and Courtrooms (4) not shown here.

Juvenile Court Facilities

Juvenile Court Division	Buildings	Owner	Year Built	Net Square Feet	# of Ct. Rms	Notes
1 Boston	Old Courthouse	State	1886-94	14,046	4	
2 Bristol*	New Bedford District/Juvenile	County	1984	18,308	1	Shares with District Court.
3 Springfield	Housing/Juvenile	County	1800's	23,687	3	National Historic Register. HC=2, JC=3.
4 Worcester	Juvenile	Private	1907	11,390	2	Private Lease.
TOTAL				53,385	6	

Source: 1980 Prima Study. # of Courtrooms is the total assigned to the court in the building.
 * Bristol Sessions held in Attleboro and Fall River District Courts. Courtrooms (2) not shown here.

Housing Court Facilities

Housing Court Division	Buildings	Owner	Year Built	Net Square Feet	# of Ct. Rms	Notes
1 Boston	New Courthouse	State	1937	6,573	2	
2 Hampden	Housing/Juvenile	County	1800's	17,918	2	National Historic Register. HC=2, JC=3
3 Worcester	Courthouse	County	1898/1958	3,419	1	District = 7, Probate = 5, Superior = 5, Housing = 1, Deeds
TOTAL				27,910	5	

Source: 1980 Prima Study. # of Courtrooms is the total assigned to the court in the building.

File: Juvenile and Housing Inventory 3/10/92

APPENDIX C:

Level of Activity: 1990 Case Loads

- District Courts and Boston Municipal Court
- Superior Courts
- Probate and Family Courts
- Land Court, Juvenile Courts, Housing Courts

District Court Department and Boston Municipal Court Caseload

Calendar Year 1990

Listed in Alphabetical Order

COURT	Criminal	Civil	Juvenile	Jury Caseload	Total Except MV	DCMV	Caseload 1990
1 Attleboro*	7,426	4,479	see BCJC		11,905	10,838	22,743
2 Ayer	3,070	3,723	235		7,028	10,362	17,390
3 Barnstable	14,750	7,313	629	821	23,513	12,382	35,895
4 Boston M.C.* (FY90)	18,272	28,682	see BoJC	4663	51,617	8,467	60,084
5 Brighton	4,026	2,407	144		6,577	8,595	15,172
6 Brockton	16,984	11,297	980		29,261	21,819	51,080
7 Brookline	2,531	2,348	167		5,046	13,499	18,545
8 Cambridge	6,750	7,463	431	1,525	16,169	13,515	29,684
9 Charlestown	3,231	629	58		3,918	6,023	9,941
10 Chelsea	7,652	5,133	390		13,175	10,077	23,252
11 Chicopee	3,232	2,207	364		5,803	9,876	15,679
12 Clinton	3,329	1,859	113		5,301	22,867	28,168
13 Concord	4,749	4,241	232		9,222	18,264	27,486
14 Dedham	5,415	6,719	234	3,255	15,623	21,759	37,382
15 Dorchester	14,150	6,597	921		21,668	9,213	30,881
16 Dudley	5,863	3,755	376		9,994	20,149	30,143
17 East Boston	4,549	2,637	203		7,389	5,700	13,089
18 Edgartown	1,961	1,746	67	72	3,846	2,038	5,884
19 Fall River*	12,053	8,035	see BCJC	1,860	21,948	24,898	46,846
20 Fitchburg	3,404	4,619	255	981	9,259	3,444	12,703
21 Frammingham	10,147	7,669	302	792	18,910	23,628	42,538
22 Gardner	2,593	2,430	206		5,229	7,771	13,000
23 Gloucester	2,499	2,079	93		4,671	1,678	6,349
24 Greenfield	3,473	2,305	379	283	6,440	14,450	20,890
25 Haverhill	4,203	3,737	272	1,099	9,311	14,485	23,796
26 Hingham	6,168	5,194	278	802	12,442	20,720	33,162
27 Holyoke	4,971	2,928	879		8,779	7,933	16,711
28 Ipswich	866	675	25		1,566	700	2,266
29 Lawrence	11,784	8,487	829		21,100	18,803	39,903
30 Leominster	2,097	2,862	161		5,120	2,384	7,504
31 Lowell	11,332	14,549	1,009	1,675	28,565	17,592	46,157
32 Lynn	13,432	9,918	739		24,089	12,460	36,549
33 Malden	5,483	7,701	456		13,640	8,157	21,797
34 Mariborough	3,472	3,294	203		6,969	12,019	18,988
35 Milford	4,482	2,881	247		7,610	10,710	18,320
36 N. Berkshire (Adams, No. Adams)	3,088	2,213	388		5,689	4,748	10,437
37 Nantucket	638	836	12	12	1,498	355	1,853
38 Natick	2,775	1,549	66		4,390	5,704	10,094
39 New Bedford*	13,089	9,657	see BCJC		22,746	10,108	32,854
40 Newburyport (and Amesbury)	4,994	3,148	216		8,358	17,328	25,686
41 Newton	2,689	3,287	83		6,059	6,543	12,602
42 Northampton	7,815	4,308	367	643	13,133	22,464	35,597
43 Orange	1,861	1,327	229		3,417	3,208	6,625
44 Orleans	5,330	3,334	155		8,819	7,594	16,413
45 Palmer	2,634	1,477	220		4,331	10,756	15,087
46 Peabody	4,626	3,204	122	1,516	9,468	7,922	17,390
47 Pittsfield	5,345	3,900	380	1,011	10,636	8,694	19,330
48 Plymouth	8,094	6,151	457		14,702	25,100	39,802
49 Quincy	12,369	12,159	731		25,259	16,817	42,076
50 Roxbury	17,054	2,911	778		20,743	12,659	33,402
51 Salem	7,931	6,814	407	498	15,650	16,732	32,382
52 Somerville	7,855	7,365	337		15,557	9,778	25,335
53 South Berkshire (Gl. Barrington)	2,578	1,300	116		3,994	13,858	17,852
54 South Boston	3,682	1,591	137		5,410	3,598	9,008
55 Springfield*	15,969	14,547	see SpJC	2,738	33,254	17,862	51,116
56 Stoughton	4,546	3,961	202		8,709	9,670	18,379
57 Taunton*	7,566	5,433	see BCJC		12,999	10,939	23,938
58 Uxbridge	2,301	1,508	308		4,117	3,920	8,037
59 Waltham	5,937	7,865	317		14,119	16,581	30,700
60 Ware	1,684	1,018	108		2,810	4,988	7,798
61 Wareham	7,554	4,415	290	678	12,937	25,539	38,476
62 West Roxbury	11,851	4,004	637		16,492	8,959	25,451
63 Westborough	5,146	2,920	151		8,217	11,553	19,770
64 Western Worcester	3,395	1,875	223		5,493	4,857	10,350
65 Westfield	3,160	2,028	219		5,407	20,275	25,682
66 Winchendon	434	439	70		943	283	1,226
67 Woburn	8,202	8,171	289		16,662	19,450	36,112
68 Worcester*	17,923	11,556	see WoJC	3,765	33,244	43,417	76,661
69 Wrentham	5,976	4,204	134		10,314	11,428	21,742
TOTAL	446,490	343,073	20,026	28,689	838,278	840,962	1,679,240

Source: 1990 Trial Court Annual Report

Caseload 1990 is defined as Total Filings. Total Filings is defined as the sum of Criminal (total complaints entered plus number of Criminal Show Cause Hearings Held), Civil (Civil Remands, Regular Civil, Other Civil, Summary Process, Small Claims, Supplemental Process, Abuse Prevention, Victim of Violent Crime, Mental Health, URESA, Civil Support), Total Juvenile Complaints Entered (including CHINS and care and protection), Total Jury of Six cases received, and Decriminalized Motor Vehicle Citations (DCMV).

* Juvenile caseload not included; cases heard at regional Juvenile Court.

**District Court Department and Boston Municipal Court
Total Caseload Except Decriminalized Motor Vehicle Citations**

Calendar Year 1990

		Ranked in Descending Order	
COURT	Total Caseload Non DCMV	COURT	Total Caseload Non DCMV
1 Boston M.C. (FY90)	51,617	35 Fitchburg	9,259
2 Springfield	33,254	36 Concord	9,222
3 Worcester	33,244	37 Orleans	8,819
4 Brockton	29,261	38 Holyoke	8,778
5 Lowell	28,565	39 Stoughton	8,709
6 Quincy	25,259	40 Newburyport (and Amesbury)	8,358
7 Lynn	24,089	41 Westborough	8,217
8 Barnstable	23,513	42 Milford	7,610
9 New Bedford	22,746	43 East Boston	7,389
10 Fall River	21,948	44 Ayer	7,028
11 Dorchester	21,668	45 Marlborough	6,969
12 Lawrence	21,100	46 Brighton	6,577
13 Roxbury	20,743	47 Greenfield	6,440
14 Framingham	18,910	48 Newton	6,059
15 Woburn	16,662	49 Chicopee	5,803
16 West Roxbury	16,492	50 N. Berkshire (Adams, No. Adams)	5,689
17 Cambridge	16,169	51 Western Worcester	5,493
18 Salem	15,650	52 South Boston	5,410
19 Dedham	15,623	53 Westfield	5,407
20 Somerville	15,557	54 Clinton	5,301
21 Plymouth	14,702	55 Gardner	5,229
22 Waltham	14,119	56 Leominster	5,120
23 Malden	13,640	57 Brookline	5,046
24 Chelsea	13,175	58 Gloucester	4,671
25 Northampton	13,133	59 Natick	4,390
26 Taunton	12,999	60 Palmer	4,331
27 Wareham	12,937	61 Uxbridge	4,117
28 Hingham	12,442	62 South Berkshire (Gt. Barrington)	3,994
29 Attleboro	11,905	63 Charlestown	3,918
30 Pittsfield	10,636	64 Edgartown	3,846
31 Wrentham	10,314	65 Orange	3,417
32 Dudley	9,994	66 Ware	2,810
33 Peabody	9,468	67 Ipswich	1,566
34 Haverhill	9,311	68 Nantucket	1,498
		69 Winchendon	943
TOTAL			838,278

Source: 1990 Trial Court Annual Report. Note: District Court statistics are calendar year 1990; B.M.C. statistics are fiscal year 1990. Total Caseload equals the sum of total Criminal, total Civil, and Total Juvenile except where cases are heard at the regional Juvenile Court, and. Total Jury of Six cases received.

Superior Court Department FY 1990 Criminal and Civil Caseload

Listed in Alphabetical Order

	Division	Criminal	% of total	Civil	% of total	Total
1	Barnstable	165	9%	1,675	91%	1,840
2	Berkshire	184	23%	625	77%	809
3	Bristol	478	15%	2,670	85%	3,148
4	Dukes	0	0%	157	100%	157
5	Essex	405	10%	3,689	90%	4,094
6	Franklin	78	23%	259	77%	337
7	Hampden	1,069	31%	2,327	69%	3,396
8	Hampshire	104	17%	494	83%	598
9	Middlesex	903	9%	8,890	91%	9,793
10	Nantucket	2	2%	94	98%	96
11	Norfolk	273	7%	3,527	93%	3,800
12	Plymouth	212	8%	2,547	92%	2,759
13	Suffolk	1,637	18%	7,355	82%	8,992
14	Worcester	761	17%	3,605	83%	4,366
	Total	6,271	14%	37,914	86%	44,185
		Average		Average		

Source: 1990 Trial Court Annual Reports

Probate and Family Court Department FY 1990 Caseload

Listed in Alphabetical Order

	Division	Total
1	Barnstable	3,561
2	Berkshire	3,419
3	Bristol	8,994
4	Dukes	582
5	Essex	15,328
6	Franklin	1,884
7	Hampden	5,371
8	Hampshire	2,878
9	Middlesex	24,166
10	Nantucket	347
11	Norfolk	14,294
12	Plymouth	7,820
13	Suffolk	12,296
14	Worcester	27,809
	Total	128,749

Source: 1990 Trial Court Annual Report

Land Court Department FY 1990 Caseload

	Caseload
Land Court	18,270
Total	18,270

Source: 1990 Trial Court Annual Report. Caseload is defined as cases entered during F.Y. 1990

Juvenile Court Department FY 1990 Caseload

Listed in Alphabetical Order

	Division	Caseload
1	Boston	3,800
2	Bristol	5,543
3	Springfield	2,954
4	Worcester	2,469
	Total	14,766

Source: 1990 Trial Court Annual Report. Caseload is defined as cases initiated.

Housing Court Department FY 1990 Caseload

Listed in Alphabetical Order

	Division	Total
1	Boston	12,237
2	Hampden	6,163
3	Worcester	4,361
	Total	22,761

Source: 1990 Trial Court Annual Report

APPENDIX D

Analysis of Costs: Completed Court Facility Capital Projects

- Renovations for a New Courtroom, Dedham Superior Court
- New Newburyport District Court
- Appeals Court Renovations
- Renovation of the East Cambridge Trial Court
- Renovation of the Lawrence Superior Court

RENOVATIONS FOR A NEW COURTROOM (DEDHAM)

ANALYSIS OF COSTS

BUILDING INFORMATION	
Area of Renovations (gsf):	2,220
Number of Courtrooms	
Involved in Renovation:	1

OVERALL COSTS:	
Land Acquisition/Demolition	\$0
Design Fee & Reimbursables	\$12,152
Total Construction Cost	\$159,988
Furniture and Equipment	\$0
Resident Engineers/Bid Costs	\$14,390
TOTAL PROJECT COST	\$186,530

CONSTRUCTION COST BREAKDOWN:							
	Division	Final Estimate	Contract Cost	Change Orders	Total Cost	Cost/SF	% of Total
1	General Requirements	N/A	\$9,000	(\$888)	\$8,112	\$3.65	5.1%
2	Site Work	N/A	\$7,900	\$6,814	\$14,714	\$6.63	9.2%
3	Concrete	N/A	\$6,800	\$0	\$6,800	\$3.06	4.3%
4	Masonry	N/A	\$0	\$0	\$0	\$0.00	0.0%
5	Metals	N/A	\$2,500	\$0	\$2,500	\$1.13	1.6%
6	Wood and Plastic	N/A	\$35,000	\$1,588	\$36,588	\$16.48	22.9%
7	Thermal/Moisture Protection	N/A	\$0	\$443	\$443	\$0.20	0.3%
8	Doors and Windows	N/A	\$7,000	\$3,577	\$10,577	\$4.76	6.6%
9	Finishes	N/A	\$38,821	\$3,138	\$41,959	\$18.90	26.2%
10	Specialities	N/A	\$2,800	\$1,067	\$3,867	\$1.74	2.4%
11	Equipment	N/A	\$0	\$0	\$0	\$0.00	0.0%
12	Furnishings	N/A	\$0	\$0	\$0	\$0.00	0.0%
13	Special Construction	N/A	\$0	\$0	\$0	\$0.00	0.0%
14	Conveying Systems	N/A	\$0	\$0	\$0	\$0.00	0.0%
15	Mechanical	N/A	\$10,750	\$9,104	\$19,854	\$8.94	12.4%
16	Electrical	N/A	\$11,974	\$2,600	\$14,574	\$6.56	9.1%
	TOTAL	\$179,670	\$132,545	\$27,443	\$159,988	\$72.07	100.0%

SUMMARY OF CONSTRUCTION CHANGE ORDERS		
Change Orders as a Percentage of Bid Price		20.7%
Total Change Orders	9	\$27,443
MAJOR CHANGE ORDERS (OVER \$5,000)		
Electrical outlets, relocated ac unit, asbestos abatement, painting, circuit panel, door, drain, handicapped faucets	#4-3	\$12,181
Stone foundation, wall paneling, steam radiators, ceiling moulding	#2-2	\$11,247
MINOR CHANGE ORDERS	7	\$4,015

FURNITURE & EQUIPMENT/GSF= N/A

RENOVATIONS FOR A NEW COURTROOM (DEDHAM) PROJECT SUMMARY

Description of Project

This project involved conversion of the Probation Department into a new courtroom and jury deliberation room, and upgrading of the jury pool toilets and public entrance to comply with handicapped requirements. Renovations involved 2,220 gsf.

Work on the building commenced in August 1990 and was originally scheduled to be completed in November 1990. The project was actually completed in January 1991. Delays occurred due to the discovery of additional asbestos which had to be removed.

Project Team

Contractors and consultants involved in this project include the following:

General Contractor:	CASBY BROTHERS
Subcontractors:	
9 Lath & Plaster:	FAY BROTHERS & NEW CITY DRYWALL
9 Painting:	H. M. HORTON
15 Plumbing:	MILLIS PLUMBING
15 HVAC:	MILLIS PLUMBING
16 Electric:	FOLEY & SON, INC
Architect:	ZNA
Electrical Engineer:	ARCHITECTURAL ENGINEERS
HVAC Engineer:	ARCHITECTURAL ENGINEERS

Total Project Costs

The total cost of the project was \$186,530. This included a design fee and reimbursables of \$12,152 (8.0% of total construction cost). The total construction cost was \$159,988 which included \$27,443 in change orders (20.7% of construction bid price).

The total cost per square foot for the project was \$72.07. The major work included \$18.90 per square foot for finishes and \$16.48 for wood and plastics, since this was primarily an interior renovation project to create a courtroom.

Change Orders

Problems that occurred during construction included:

1. Discovery of hidden asbestos and need to abate caused a delay in construction.
2. Existing perimeter steam radiators were not functioning properly and needed to be replaced.
3. The existing basement women's room toilet door was not of sufficient width to comply with handicapped regulations and had to be replaced.

NEW NEWBURYPORT DISTRICT COURT

ANALYSIS OF COSTS

BUILDING INFORMATION	
Size of Building (gsf):	60,000
(including 11,000 gsf record storage)	
Number of Courtrooms:	4

OVERALL COSTS:	
Land Acquisition/Demolition	\$1,382,741
Design Fee & Reimbursables	\$1,170,221
Total Construction Cost	\$8,712,646
Furniture and Equipment	\$492,686
Resident Engineers/Bid Costs	\$130,581
TOTAL PROJECT COST	\$11,888,876

CONSTRUCTION COST BREAKDOWN:							
	Division	Final Estimate	Contract Cost	Change Orders	Total Cost	Cost/SF	% of Total
1	General Requirements	\$1,237,992	\$539,738	\$24,552	\$564,290	\$9.40	6.5%
2	Site Work	\$1,313,702	\$1,076,867	\$131,742	\$1,208,609	\$20.14	13.9%
3	Concrete	\$559,238	\$569,000	\$6,645	\$575,645	\$9.59	6.6%
4	Masonry	\$2,083,854	\$1,382,000	\$29,288	\$1,411,288	\$23.52	16.2%
5	Metals	\$586,853	\$674,855	\$33,299	\$708,154	\$11.80	8.1%
6	Wood and Plastic	\$497,425	\$400,000	\$101,083	\$501,083	\$8.35	5.8%
7	Thermal/Moisture Protection	\$390,163	\$311,413	\$0	\$311,413	\$5.19	3.6%
8	Doors and Windows	\$368,199	\$364,400	\$26,223	\$390,623	\$6.51	4.5%
9	Finishes	\$1,082,274	\$751,230	\$121,377	\$872,607	\$14.54	10.0%
10	Specialities	\$44,185	\$29,000	\$5,611	\$34,611	\$0.58	0.4%
11	Equipment	\$0	\$50,000	\$0	\$50,000	\$0.83	0.6%
12	Furnishings	\$0	\$0	\$28,688	\$28,688	\$0.48	0.3%
13	Special Construction	\$0	\$0	\$0	\$0	\$0.00	0.0%
14	Conveying Systems	\$180,000	\$173,800	\$0	\$173,800	\$2.90	2.0%
15	Mechanical	\$1,242,557	\$970,995	\$66,491	\$1,037,486	\$17.29	11.9%
16	Electrical	\$821,858	\$698,402	\$145,948	\$844,350	\$14.07	9.7%
	TOTAL	\$10,408,300	\$7,991,700	\$720,946	\$8,712,646	\$145.21	100.0%

SUMMARY OF CONSTRUCTION CHANGE ORDERS		
Change Orders as a Percentage of Bid Price		9.0%
Total Change Orders	96	\$720,946
MAJOR CHANGE ORDERS (OVER \$25,000)		
Library	#30-30	\$174,977
Courtroom Benches	#60-53	\$81,889
Telephone Wiring & Jacks	#62-53	\$36,096
Revise Cell Ceilings	#38-41	\$35,916
Consolidate Telephone Rooms	#69-64	\$33,732
Dumpster	#33-29	\$29,036
Cherry St Gates and Curbs	#31-47	\$25,700
MINOR CHANGE ORDERS	88	\$303,602

FURNITURE & EQUIPMENT/GSF= \$8.21

NEW NEWBURYPORT DISTRICT COURT PROJECT SUMMARY

Description of Project

The project involved the construction of a new two storey courthouse on a site which was previously purchased from private owners following the issuance of two separate RFPs. The building includes 60,000 gsf of space including 11,000 gsf of regional record storage. The building has four courtrooms and serves the Newburyport and Amesbury District Court Jurisdictions which were combined under Chapter 203. The court is also used for jury trials formerly held in Haverhill and for Superior Court sessions.

The project was designed under a bonus contract between August 1988 and April 1989. Construction work on the building commenced in August 1989. Originally the building was scheduled to be completed in December 1990. Because of weather delays, use and occupancy occurred in April 1991. The contractor for the project was very responsive and worked in the best interest of the project, despite coordination problems within the specifications and drawings.

Project Team

Contractors and consultants involved in this project include the following:

General Contractor:	ECKMAN CONSTRUCTION CO., Bedford, NH
Subcontractors:	
2 Site Work, Water, & Sewer Systems:	GEORGE E. FROTTON TRUCKING CO., INC., Tewksbury
2 Granite:	SEIDL COMPANY, INC., Newburyport & Gaithersburg, MD
2 Fencing:	MEADE-McGRATH FENCE COMPANY, INC., Boston
2 Flag Poles:	THE MORGAN-FRANCIS CO., INC., Waterbury, CT
2 Lawns & Planting:	YOUR SPACE LANDSCAPE DESIGN, INC., Newton
3 Rebar and Mesh:	DOMINION REBAR, Malden
3 Concrete Vendor:	MacLELLAN CONCRETE CO., INC., Amesbury
3 Concrete Flatwork:	S & C CONCRETE FLOORS, Londonderry, NH
3 Precast Concrete:	DURASTONE PRECAST CONCRETE PRODUCTS, Portland, NE
4 Veneer	EMPIRE MASONRY CORP, Westwood
5 Steel	MONADNOCK FABRICATORS, RINDGE, NH
5 Ornamental Iron	SUPERIOR RAIL & IRON, E. Bridgewater
6,8 Millwork, Doors	THE WOODWORKS, Hollis, NH
6 Finish Carpentry	ARCHITECTURAL MILLWORK INSTALLATION SPECIALISTS, Berkeley
7 Waterproofing	P.J. SPILLANE CO, INC., Everett
7 Insulation	DRYWALL SYSTEMS, INC., Topsfield
7 Roofing & Flashing:	TITAN ROOFING, INC., Chicopee
8 Metal Doors	HCI/CRAFTSMEN, Nashua, NH
8 Overhead Doors:	OVERHEAD DOOR COMPANY OF DANVERS, Danvers
8 Metal Windows:	THE SALEM GLASS CO., Salem
9 Plaster:	J R J CONSTRUCTION COMPANY, INC., Woburn
9 Gypsum Board:	DRYWALL SYSTEMS, INC., Topsfield
9 Tile:	MERRIMAC TILE COMPANY, INC., Derry, NH
9 Terrazzo:	COLONIAL MARBLE CO., INC., Everett
9 Acoustical Tile:	K & K ACOUSTICAL CEILINGS, INC., Tewksbury

9	Resilient Floors:	M. FRANK HIGGINS COMPANY, INC., Brighton
9	Painting:	R. J. CRONIN CONTRACTING, INC., Winthrop
10	Various Specialities:	WALSH-HANNON-GLADWIN, INC.
10	Entry Mats:	CONSTRUCTION SPECIALITIES, INC., Scituate
11	Detention Equipmnt:	RYAN IRON WORKS, INC., Raynham
14	Elevators	ATLAS ELEVATOR COMPANY, Woburn
15	Fire Protection	TRI-STATE SPRINKLER CORP., Derry, NH
15	Plumbing	JOHANSON & GRAVES, INC., Danvers
15	HVAC	E. AMANTI & SONS INC., Salem
16	Electrical	S. C. COOMBS ELECTRIC, INC., Burlington

Architect:	LEERS, WEINZAPFEL ASSOCIATES, Boston
Structural Engineer:	LEMESSURIER CONSULTANTS, Cambridge
Electrical Engineer and Mechanical Engineer:	SAR ENGINEERING, INC., Quincy
Soils Engineer	McPHAIL ASSOCIATES, Cambridge
Civil Engineer:	CONSTRUCTION ENGINEERING SERVICES, Newburyport
Landscape Architect:	CAROL R. JOHNSON & ASSOCIATES, Cambridge

Total Project Costs

The total cost of the project was \$11,888,876. This includes a design fee and reimbursables of \$1,170,221 (13.4% of total construction cost) and \$1,198,755 for furniture and equipment (\$8.21/sf). The design fee includes a \$107,030 fundamental change necessitated by a relocation of the building on the site that occurred with the acquisition of an additional parcel while the project was being bid. Cost for land acquisition and demolition was \$890,205 for the first parcel and \$491,700 for the second.

The total construction cost was \$8,712,646 which included \$720,946 in change orders (9.0% of construction bid price). Of the change orders, \$174,977 was for revisions to the library necessitated by changes to the program after the commencement of construction. Exclusive of the library change order, change orders would have been 6.8% of the total construction costs.

The total cost per square foot for the project is \$145.21. The major work included \$23.52/sf for masonry work and \$20.14 /sf for Site Work. Other major categories are \$17.29/sf for Mechanical, \$14.07/sf for Electrical, and \$14.54/sf for Finishes.

Change Orders

Problems that occurred during construction included:

1. Due to abnormal weather conditions during the sitework and foundation phase of the project, work was delayed by 30 days.
2. Due to soil conditions, additional bracing was required at the plinth wall at the front of the building.
3. Neighborhood concerns regarding traffic patterns resulted in several meetings during construction and a number of changes to the parking lot egress.

4. Materials for detainee cells were changed in order to upgrade the level of security and in order to reduce future maintenance in this area.
5. Redesign of the Library area and reprogramming of the space resulted in a more appropriate library/conference space and three additional conference rooms but added 30 days to the project.
6. Ramps, curb cuts, handicapped spaces in courtrooms, and witness stands required additional work as a result of review and recommendations by the Office of Handicapped Affairs.

APPEALS COURT RENOVATIONS

ANALYSIS OF COSTS

BUILDING INFORMATION	
Area of Renovation (gsf):	3,491
In Suffolk County Courthouse	
Number of Courtrooms:	
in Renovated Area:	0

OVERALL COSTS:	
Land Acquisition/Demolition	\$0
Design Fee & Reimbursables	\$38,066
Total Construction Cost	\$300,916
Furniture and Equipment	\$30,400
Resident Engineer/Bid Costs	\$28,174
TOTAL PROJECT COST	\$397,557

CONSTRUCTION COST BREAKDOWN:							
	Division	Final Estimate	Contract Cost	Change Orders	Total Cost	Cost/SF	% of Total
1	General Requirements	\$11,876	\$44,864	\$25,773	\$70,637	\$20.23	23.5%
2	Site Work	\$12,266	\$7,500	\$130	\$7,630	\$2.19	2.5%
3	Concrete	\$0	\$0	\$0	\$0	\$0.00	0.0%
4	Masonry	\$0	\$0	\$0	\$0	\$0.00	0.0%
5	Metals	\$0	\$0	\$0	\$0	\$0.00	0.0%
6	Wood and Plastic	\$62,539	\$53,100	\$2,096	\$55,196	\$15.81	18.3%
7	Thermal/Moisture Protection	\$2,590	\$4,000	\$0	\$4,000	\$1.15	1.3%
8	Doors and Windows	\$10,608	\$7,400	\$0	\$7,400	\$2.12	2.5%
9	Finishes	\$40,563	\$30,000	\$5,532	\$35,532	\$10.18	11.8%
10	Specialities	\$0	\$0	\$0	\$0	\$0.00	0.0%
11	Equipment	\$0	\$0	\$0	\$0	\$0.00	0.0%
12	Furnishings	\$0	\$0	\$0	\$0	\$0.00	0.0%
13	Special Construction	\$0	\$0	\$7,472	\$7,472	\$2.14	2.5%
14	Conveying Systems	\$0	\$0	\$0	\$0	\$0.00	0.0%
15	Mechanical	\$42,272	\$74,200	\$0	\$74,200	\$21.25	24.7%
16	Electrical	\$34,033	\$28,676	\$10,174	\$38,850	\$11.13	12.9%
TOTAL		\$216,747	\$249,740	\$51,176	\$300,916	\$86.20	100.0%

SUMMARY OF CONSTRUCTION CHANGE ORDERS		
Change Orders as a Percentage of Bid Price		20.5%
Total Change Orders	19	\$51,176
MAJOR CHANGE ORDERS (OVER \$5,000)		
Relocate Secretarial Pool	#1-3	\$15,776
Water Diverter System	#11-11	\$7,472
MINOR CHANGE ORDERS		
	17	\$27,929

FURNITURE & EQUIPMENT/GSF= \$8.71

APPEALS COURT RENOVATIONS PROJECT SUMMARY

Description of Project

This project involved the renovation of two spaces on the 15th floor of the Suffolk County Courthouse to provide Judges lobbies for additional Judges appointed to the Appeals Court, and to provide renovated space for the secretarial pool. Renovations included HVAC, new offices, workstation areas, and upgrade of finishes in 3,491 gsf of space.

Work on the building commenced in February 1991 and was scheduled to be completed in July, 1991. The project was actually completed in September, 1991. Delays occurred due to the necessity to phase the project by undertaking the secretarial space first and then the remaining portion of the work.

Project Team

Contractors and consultants involved in this project include the following:

General Contractor:	A. R. RAHIMI
Subcontractors:	
7 Roofing	PERMANENT ROOFING
9 Lath & Plaster	URGENT CONSTRUCTION
9 Ceiling	CHEVIOT
15 HVAC	APEX CORPORATION
16 Electric	J. W. McCARTHY, LTD.
Architect:	GALE ASSOCIATES
Electrical Engineer:	THOMPSON CONSULTANTS
HVAC Engineer:	THOMPSON CONSULTANTS

Total Project Costs

The total cost of the project was \$397,557. This included a design fee and reimbursables of \$38,066 (12.6% of total construction cost) and \$30,400 for furniture and equipment. The total construction cost was \$300,916 which included \$51,176 in change orders (20.5% of construction bid price).

The total cost per square foot for the project is \$86.20. The major work included \$21.25 per square foot for mechanical and \$11.13 for electrical, which together represent 37.6% of the total construction costs. Other major work included \$15.81 per square foot for wood and plastic and \$20.23 per square foot for general requirements. Twenty five percent of the cost for general requirements was a change order to temporarily relocate the secretarial pool. The specifications originally envisioned that the space would be vacated by the Court prior to the contractor starting work. Instead, a change order was necessary to relocate the secretarial pool in order to vacate the space. Without this change order, changes comprised only 11.7% of the bid price.

Change Orders

Problems that occurred during construction included:

1. When the contractor was ready to commence work the space was still occupied by the Appeals Court. The contractor, as a change order, relocated secretarial pool personnel to temporary space.
2. A roof/facade leak was discovered during construction and a diverter system installed above the ceiling to collect water so as not to damage the new ceiling being installed. The associated roof problem will be addressed under DCPO project: J90-4 #1.

RENOVATION OF EAST CAMBRIDGE COURTHOUSE

ANALYSIS OF COSTS

BUILDING INFORMATION	
Size of Building (gsf):	42,000
Number of Courtrooms:	6

OVERALL COSTS:	
Land Acquisition/Demolition	\$0
Design Fee & Reimbursables	\$412,038
Total Construction Cost	\$3,189,440
Furniture and Equipment	\$266,298
Resident Engineers	\$120,000
TOTAL PROJECT COST	\$3,867,776

CONSTRUCTION COST BREAKDOWN:							
	Division	Final Estimate	Contract Cost	Change Orders	Total Cost	Cost/SF	% of Total
1	General Requirements/Misc	\$450,914	\$248,539	\$2,753	\$251,292	\$5.98	7.9%
2	Site Work	\$202,043	\$184,531	\$64,006	\$248,537	\$5.92	7.8%
3	Concrete	\$9,349	\$29,998	\$4,803	\$34,801	\$0.83	1.1%
4	Masonry	\$87,857	\$112,700	\$12,359	\$125,059	\$2.98	3.9%
5	Metals	\$34,760	\$32,900	\$8,684	\$41,584	\$0.99	1.3%
6	Wood and Plastic	\$269,934	\$296,771	\$9,796	\$306,567	\$7.30	9.6%
7	Thermal/Moisture Protection	\$34,800	\$44,772	\$133,164	\$177,936	\$4.24	5.6%
8	Doors and Windows	\$135,540	\$123,325	\$1,266	\$124,591	\$2.97	3.9%
9	Finishes	\$377,459	\$385,428	\$30,991	\$416,419	\$9.91	13.1%
10	Specialities	\$48,925	\$24,286	\$11,259	\$35,545	\$0.85	1.1%
11	Equipment	\$32,000	\$12,700	(\$396)	\$12,304	\$0.29	0.4%
12	Furnishings	\$6,489	\$28,148	\$0	\$28,148	\$0.67	0.9%
13	Special Construction	\$0	\$0	\$0	\$0	\$0.00	0.0%
14	Conveying Systems	\$50,000	\$63,860	\$0	\$63,860	\$1.52	2.0%
15	Mechanical	\$1,066,724	\$950,742	(\$5,136)	\$945,606	\$22.51	29.6%
16	Electrical	\$650,211	\$367,000	\$10,192	\$377,192	\$8.98	11.8%
TOTAL		\$3,457,005	\$2,905,700	\$283,740	\$3,189,440	\$75.94	100.0%

SUMMARY OF CONSTRUCTION CHANGE ORDERS		
Change Orders as a Percentage of Bid Price		9.8%
Total Change Orders	52	\$283,740
MAJOR CHANGE ORDERS(OVER \$25,000)		
Roof Replacement	#11-13	\$124,518
MINOR CHANGE ORDERS	51	\$159,222

FURNITURE & EQUIPMENT/GSF= \$6.34

RENOVATION OF EAST CAMBRIDGE COURTHOUSE PROJECT SUMMARY

Description of Project

The project involved the renovation of the 42,000 gsf former Old Third District Courthouse in East Cambridge to serve overflow needs of the Trial Court. Originally constructed in 1931 and designed by architect Charles R. Greco, the two story courthouse building with a basement was originally built with four courtrooms. The building redesign added two courtrooms, installed all new electrical and plumbing, a new air conditioning system and elevator, and refurbished the interior and portions of the exterior. The renovated building has small staff support areas, relative to other courts, because it was designed for overflow sessions for the Suffolk and Middlesex Courts.

Construction work on the building commenced in October 1990 and was completed on time in October 1991. The construction contract required that three courtrooms be available for use throughout the construction process, which necessitated that the contractor work during a shift of 4 pm to 11 pm. The contractor was also able to work during the day if the courtrooms were not in use, or where such work would not disturb court operations. Judges and toilets for the public were accommodated in trailer units. Employing the 4 pm to 11 pm shift resulted in a slight or no premium cost except for the additional cost for a second resident engineer which was required.

Project Team

Contractors and consultants involved in this project include the following:

General Contractor:	PEABODY CONSTRUCTION CO. INC., Braintree
Subcontractors:	
2 Asbestos/Demolition	NORTH AMERICAN SITE DEVELOPMENT
2 Excavation	REV-LYN CONTRACTING
4 Masonry:	JIBA CONSTRUCTION CO.
5 Misc. Metals	ATLANTIC MILLWRIGHTS
7 Waterproofing	CHAPMAN WATERPROOFING
7 Roofing & Flashing:	GILBERT & BECKER CO.
9 Finishes:	STAR DRYWALL & PLASTER
9 Plaster & Insulation:	A.J. DRYWALL
9 Tile:	E.L. BROWNE COMPANY
9 Epoxy/Terrazzo:	DEPAULI MOSAIC
9 Painting:	HALIOTIS INC.
11 Detention Equipmnt:	BUILDERS SECURITY
14 Elevators	ATLAS ELEVATORS CO.
15 Fire Protection	P.J. KENNEDY & SONS
15 Plumbing	MILLIS PLUMBING
15 HVAC	SOLOCO, INC.
16 Electrical	S & J ELECTRICAL
Architect:	ANN BEHA ASSOCIATES, BOSTON
Structural Engineer:	LEMESSURIER CONSULTANTS INC.
Electrical Engineer and Mechanical Engineer:	SAR ENGINEERING, INC., Quincy
Landscape Architect:	CAROL R. JOHNSON & ASSOCIATES, INC.

Total Project Costs

The total cost of the project was \$3,867,776. This included the design fee and reimbursables of \$412,038 (12.9% of total construction cost) and \$266,298 for furniture and equipment. The total construction cost was \$3,189,440 which included \$283,740 in change orders (9.8% of construction bid price). Of the change orders, \$124,518 was for replacement of the roof. Not including the roof, change orders would have been 5.5% of the construction cost.

The total cost per square foot for the project is \$75.94, which is substantially less than new construction. The major work included \$22.51/sf for masonry work and \$8.98/sf for electrical. Together, mechanical and electrical work represent over 40% of total costs.

Change Orders

Problems that occurred during construction included:

1. Discovery of problems with the roof after construction had started resulted in investigation and subsequent replacement of the roof. The roof had been replaced by the Trial Court three years before the start of the design, and the architect for this project did not test the roof.
2. Pipe layout for all mechanical systems needed revision after it was discovered that there was insufficient space in the utility tunnel where it was originally designed to run.
3. Unsuitable soils were discovered when excavating for installation of a storm drain line. This required additional fill.

RENOVATION OF LAWRENCE SUPERIOR COURTHOUSE

ANALYSIS OF COSTS

BUILDING INFORMATION	
Size of Building (gsf):	43,680
Number of Courtrooms:	4

OVERALL COSTS:	
Land Acquisition/Demolition	\$0
Design Fee/Reimbursables	\$707,166
Total Construction Cost	\$5,466,390
Furniture and Equipment	\$318,150
Resident Engineers/Bid Costs	\$142,359
TOTAL PROJECT COST	\$6,634,064

CONSTRUCTION COST BREAKDOWN:							
	Division	Final Estimate	Contract Cost	Change Orders	Total Cost	Cost/SF	% of Total
1	General Requirements/Misc	\$1,089,131	\$279,900	\$19,966	\$299,866	\$6.87	5.5%
2	Site Work	\$308,243	\$381,900	\$65,954	\$447,854	\$10.25	8.2%
3	Concrete	\$173,208	\$125,900	\$27,978	\$153,878	\$3.52	2.8%
4	Masonry	\$473,844	\$450,200	\$211,450	\$661,650	\$15.15	12.1%
5	Metals	\$320,845	\$299,716	\$90,771	\$390,487	\$8.94	7.1%
6	Wood and Plastic	\$398,169	\$370,549	\$14,905	\$385,454	\$8.82	7.1%
7	Thermal/Moisture Protection	\$261,635	\$135,800	\$47,184	\$182,984	\$4.19	3.3%
8	Doors and Windows	\$355,214	\$258,133	\$21,547	\$279,680	\$6.40	5.1%
9	Finishes	\$659,038	\$538,792	\$100,532	\$639,324	\$14.64	11.7%
10	Specialties	\$143,694	\$141,200	\$17,220	\$158,420	\$3.63	2.9%
11	Equipment	\$25,000	\$64,100	\$0	\$64,100	\$1.47	1.2%
12	Furnishings	\$10,833	\$5,100	\$0	\$5,100	\$0.12	0.1%
13	Special Construction						
14	Conveying Systems	\$220,000	\$148,540	\$0	\$148,540	\$3.40	2.7%
15	Mechanical	\$1,069,508	\$824,270	\$67,379	\$891,649	\$20.41	16.3%
16	Electrical	\$1,026,426	\$634,900	\$122,504	\$757,404	\$17.34	13.9%
	TOTAL	\$6,534,788	\$4,659,000	\$807,390	\$5,466,390	\$125.15	100.0%

SUMMARY OF CONSTRUCTION CHANGE ORDERS		
Change Orders as a Percentage of Bid Price		17.3%
Total Change Orders	111	\$807,390
MAJOR CHANGE ORDERS (OVER \$25,000)		
Install South Wall	10	\$165,388
Painting, drywall, and other finish work	14	\$72,621
Additional Electrical Outlets	#78/79-64	\$31,058
Change in Painting Contractor	#3/2-2	\$27,911
Concrete Filled Trench	#105/102-83	\$27,117
Wiring to Data/Phone Outlets	#75/82-67	\$27,048
New Exterior Skylight	#88/74-59	\$26,197
MINOR CHANGE ORDERS	82	\$430,050

FURNITURE & EQUIPMENT/GSF= \$7.28

RENOVATION OF LAWRENCE SUPERIOR COURTHOUSE PROJECT SUMMARY

Description of Project

The project involved the complete renovation and expansion within the existing building of the Lawrence Superior Court, originally constructed in 1859 and expanded in 1902. A fire in 1981 badly damaged the east wing of the building and that vacant portion of the building continued to deteriorate up until the start of construction. The building's useable area was expanded to 43,680 gsf by the addition of a new third floor. The number of courtrooms in the building was increased from 3 to 4. The building provides space for the Superior and Probate Courts.

Work on the building commenced in March 1990 and was scheduled to be completed in August 1991. This was extended to March 1992 as the result of numerous change orders caused by unforeseen and latent conditions.

Project Team

Contractors and consultants involved in this project include the following:

General Contractor:	CRESTA CONSTRUCTION, INC., Westford
Subcontractors:	
2 Site Work	NORTH AMERICAN SITE DIVISION
3 Concrete	ASSOCIATED CONCRETE COATINGS INC.
5 Metals	EDP TECHNOLOGIES
7 Roofing	STANLEY ROOFING
8 Windows	LAWRENCE PLATE & WINDOW
9 Lath & Plaster	W. J. HOLLOWAY & SONS
9 Ceiling	S & P CONSTRUCTION
9 Painting	JOHN W. EGAN CO.
10 Detention	CHEVIOT CORP.
14 Elevator	ATLAS ELEVATOR CO. INC.
15 Fire Protection	HAMPSHIRE FIRE PROTECTION
15 Plumbing	ROBERT W. IRVING PLUMBING
15 HVAC	E. AMANTI & SONS, INC.
16 Electric	TRODELLA ELECTRIC
Architect:	PERRY DEAN ROGERS ARCHITECT, INC., Boston
Structural Engineer:	BOSTON BUILDING CONSULTANTS, Boston
Electrical Engineer:	MCCARRON, HUFNAGLE & BENT
HVAC Engineer:	SAR ENGINEERING, INC.

Total Project Costs

The total cost of the project was \$6,634,064. This included a design fee and reimbursables of \$707,166 (12.9% of total construction cost) and \$318,150 for furniture and equipment. The total construction cost was \$5,466,390 which included \$807,390 in change orders (17.3% of construction bid price).

The total cost per square foot for the project was \$125.15. This cost approaches the cost of new construction and reflects the fact the building was completely renovated. The major

work included \$20.41 per square foot for Mechanical and \$17.34 for Electrical, which together represent 30.2% of the total construction costs. Other major work included \$15.15 per square foot for Masonry and \$14.64 per square foot for Finishes.

Change Orders

Problems that occurred during construction included:

1. Delay in commencing the project due to records and trash left in the building by the Trial Court, which the General Contractor was required to remove prior to asbestos abatement.
2. Additional asbestos that was uncovered during the initial demolition phase of the project.
3. Water damage which occurred between the time the project was bid and the construction contract was awarded.
4. Demolition, redesign, and reconstruction of the South Wall due to structural instability confirmed after construction had begun.
5. Walls which had been assumed to be non-bearing walls, were in fact load bearing and required reinforcing prior to making openings in them.
6. Calcimine was discovered in areas to be painted over and had to be removed or covered with drywall.
7. Lead Paint confirmed to be on walls and woodwork and due to the crumbling condition of exterior walls and ceiling it was less expensive and easier to cover this badly peeling paint with drywall than to remove it and dispose of it a hazardous material.
8. Skylights had to be replaced and reglazed.
9. Additional electrical work was required after furniture layout to accommodate the specific location of furniture.

